



The Artichoke Park Road, Hadlow, Tonbridge, TN11 9SR.

Jack Charles
Estate Agents

Guide Price £950,000

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Sales & Lettings

- Former Public House
- 4 Bathrooms
- Conservatory
- Ample Parking

- Beautiful quiet Location
- Kitchen / Breakfast Room
- Double Garage with Room Above

- Five Bedrooms
- Four Further Reception Rooms
- Good Sized Gardens

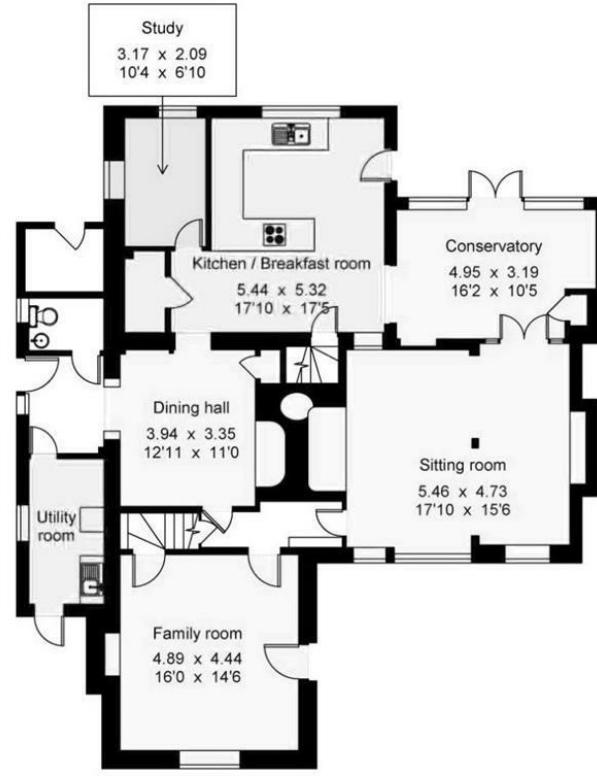
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

Artichoke, Hadlow

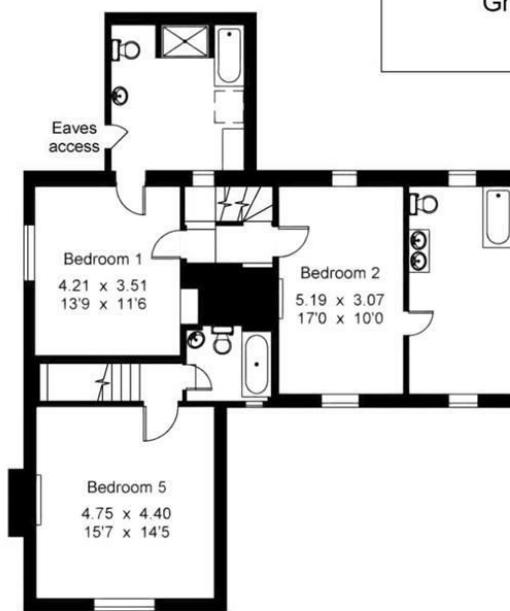
Gross internal area (approx) 294.8 sq m/ 3172 sq ft

Garage 66.8 sq m/ 719 sq ft

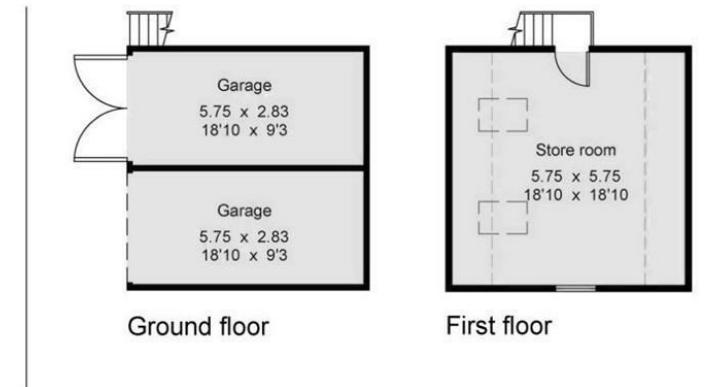
Total 361.6 sq m/ 3891 sq ft



Ground floor



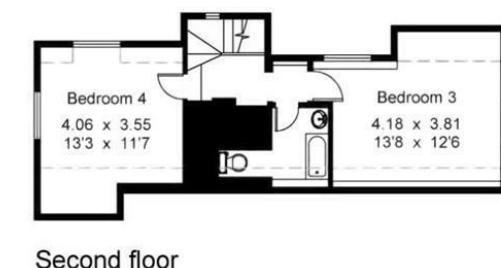
First floor



Ground floor

First floor

----- reduced headroom below 1.5m / 5'0



Second floor

For identification only - Not to scale
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Important Notice:

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To Be Sold

Artichoke is a beautifully presented attached character home, steeped in history and believed to date back to the 1480s. Formerly The Artichoke Inn public house, the property was thoughtfully converted into a private residence in the early 2000s. Tucked away in a delightful semi-rural setting, this unique home offers generous, well-balanced accommodation across three floors — perfect for flexible family living.

Full of charm, the house showcases a wealth of period features including exposed beams, impressive fireplaces, and stone flooring to the dining hall. Complemented by established gardens, ample parking, and a timber-framed double garage, it offers a superb blend of heritage and comfort.

The main reception spaces include a welcoming sitting room and dining hall, both with striking fireplaces and beautiful character detailing. A family room and conservatory provide additional living areas, with the latter enjoying French doors that open directly to the garden.

The kitchen/breakfast room is fitted with a range of traditional cabinetry and open shelving, together with a range cooker, integrated appliances, and space for an American-style fridge/freezer. A larder and direct garden access complete this well-designed space. Just off is a study, utility room and cloakroom.

To the first floor there are two well-proportioned double bedrooms, each benefiting from en suite bathrooms and one with a feature fireplace. The second floor provides two additional bedrooms and a family bathroom, while a fifth bedroom with its own bathroom is accessed via a separate staircase — ideal for guests or older children.

Externally, Artichoke is approached via a gated driveway providing generous parking and access to a double garage, one bay open, with external stairs leading to a useful first-floor store room. Further parking is available opposite the property, across Park Road.

The gardens are a real feature — beautifully landscaped and mainly laid to lawn with mature trees, flowering plants, and well-stocked borders. Paved terraces provide perfect spots for relaxing or dining alfresco.

Location

Set in a peaceful semi-rural position, the property is approximately 2.1 miles from Hadlow village, which provides everyday amenities and a welcoming community feel.

Comprehensive shopping can be found in Tonbridge (5.7 miles), Sevenoaks (8.7 miles), Tunbridge Wells (12 miles) and Bluewater (20.5 miles).

Mainline rail services from Tonbridge (6 miles) offer direct connections to London Bridge, Waterloo East, Cannon Street and Charing Cross.

Schools:

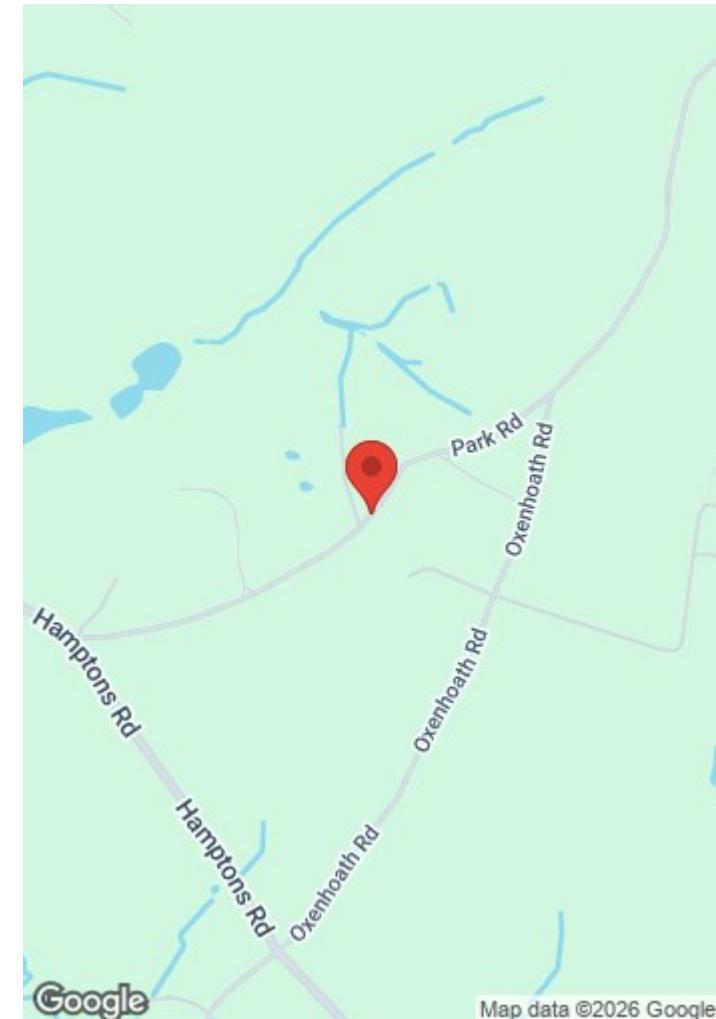
Primary: Hadlow, Plaxtol, Shipbourne and Tonbridge.

Secondary: Judd Grammar, Tonbridge School, Weald of Kent Grammar, Skinners' School, and Tunbridge Wells Girls' Grammar.

Private: Somerhill, Hilden Grange, Hilden Oaks, Sackville, and Sevenoaks School.

Further Education: Hadlow Agricultural College, West Kent College.

Leisure opportunities include Nizels Golf & Fitness Club, Poult Wood Golf Course, and various sports clubs and leisure centres in nearby Tonbridge.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Band A
(92 plus) A	
(81-91) B	75
(70-80) C	64
(55-69) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	



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