



239 Hadlow Road, Tonbridge, TN10 4LR

Guide Price £725,000 - £750,000

Jack Charles  
*Estate Agents*

*Sales & Lettings*

- Detached Family Home
- Four / Five Bedrooms
- Two Bathrooms
- Kitchen
- Living Room
- Dining Room
- Bedroom / 3rd Reception Room
- Beautiful Gardens
- Stunning Views Over FARmland
- Sought After Location

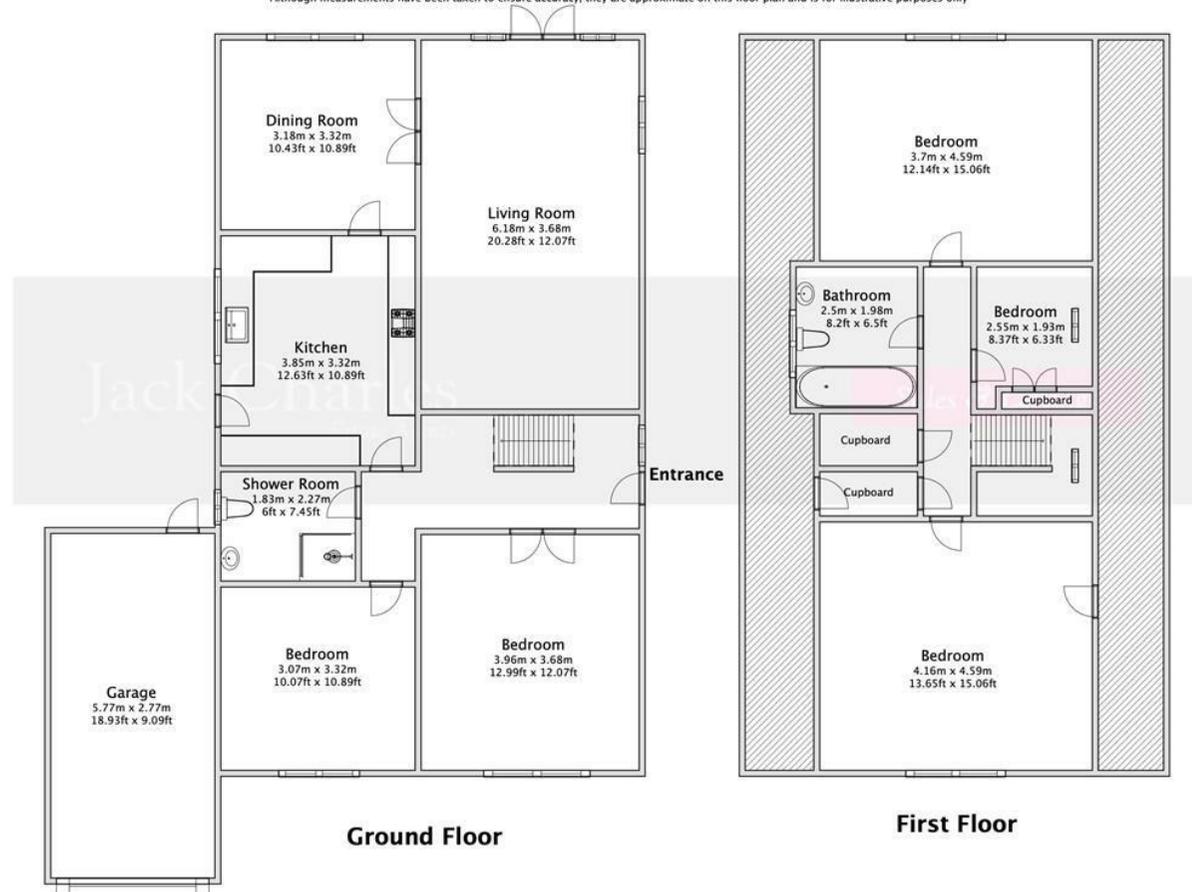
## 239 Hadlow Road

Approximate total internal area:  
143.99m<sup>2</sup> ( 1549.9sqft)

Approximate total internal area inc Eaves:  
171.77m<sup>2</sup> ( 1848.92sqft)

Approximate total internal area inc Eaves and Garage:  
187.75m<sup>2</sup> ( 2020.92sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only



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## To Be Sold

Jack Charles are delighted to offer for sale this wonderful home nestled on the Hadlow Road, close to local amenities and good local schooling, this exquisite detached family home offers a perfect blend of comfort and elegance. Boasting four / five spacious bedrooms, this property is ideal for families seeking ample flexible living space.

As you enter, you are greeted by an inviting vaulted reception hall, the sitting room is perfect for entertaining guests or enjoying quiet family evenings. It has double doors that lead to a delightful dining room as well as the outside. The kitchen is just off the dining room and connects to the hall and has an extensive range of units. The layout of the home offers great versatility with two additional rooms perfect to use as bedrooms as they are serviced by a ground floor shower room.

To the first floor there are three bedrooms and a bathroom. Both front and rear bedrooms are a very good size both benefiting from the views over the countryside and farmland.

One of the standout features of this property is its stunning gardens, which back onto picturesque farmland. This serene outdoor space provides a tranquil retreat, allowing you to enjoy the beauty of nature right at your doorstep. Whether you wish to host summer barbecues or simply relax with a book, the gardens offer a perfect escape.

There is also the benefit of a garage and plenty of parking.

## Tonbridge Location

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full range of education from Nursery to College and includes Grammar & Private schools such as the well-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







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