



2 Hawthornden Grove, Yalding, ME18 6FG

Guide Price £625,000

Jack Charles  
Estate Agents

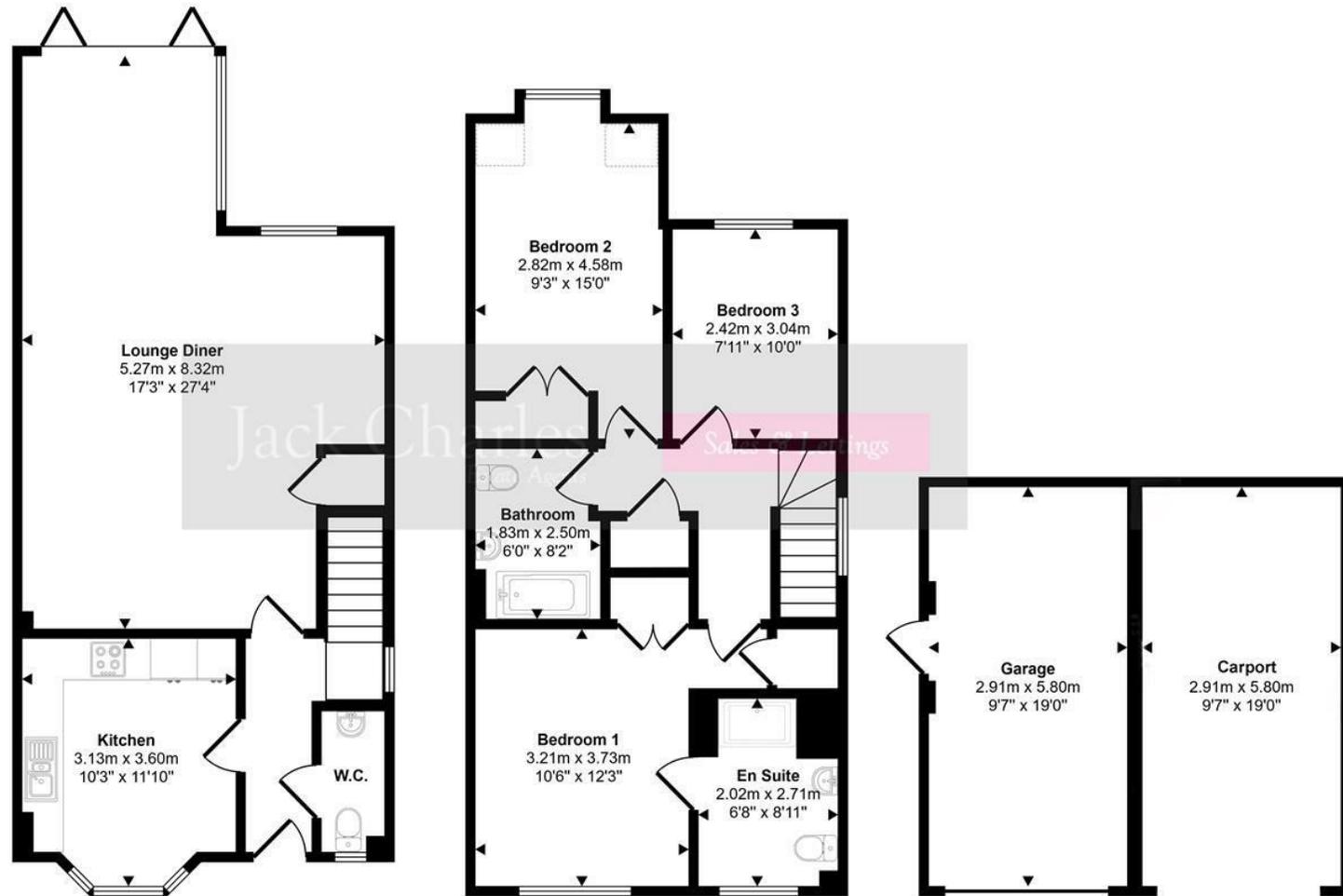
Sales & Lettings

## 2 Hawthornden Grove, Yalding, ME18 6FG

**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.

- Stunning Semi Detached Family Home
- Three Bedrooms
- Kitchen / Breakfast Room
- Openplan Living / Dining / Family Room
- Ensuite & Family Bathroom
- Cloakroom/WC
- Beautiful Landscaped Garden
- Carport & Garage
- Ample Parking

Approx Gross Internal Area  
128 sq m / 1382 sq ft



Ground Floor  
Approx 55 sq m / 597 sq ft

First Floor  
Approx 56 sq m / 604 sq ft

Garage  
Approx 17 sq m / 181 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Jack Charles  
Estate Agents

Sales & Lettings

6 London Road  
Tonbridge Wells  
Kent TN11 1DQ  
Tel: (01892) 621 721

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

**Important Notice:**  
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## To Be Sold

Jack Charles are delighted to present for sale this wonderful home nestled in the charming village of Yalding, this exquisite Millwood designer home offers a perfect blend of modern living and natural beauty. With 3 good sized bedrooms and a wonderful open plan family / dining / sitting room, there is Amtico wood effect flooring throughout the hall and kitchen/breakfast room with bay window overlooking the communal meadow to the front, There are builtin appliances, hob, worktops. The property boasts two well-appointed bathrooms, ensuring convenience for all and a ground floor WC. There is also plenty of storage.

Outside, there is a beautiful garden which has been landscaped with colourful flower and shrub borders and offers a good degree of privacy, there is a summer house and two paved terraced seating areas. Access to a detached garage and a gate leading to front where the parking area provides parking for several cars including a very useful car barn in addition to the garage.

In the heart of the development is a meadow / paddock area which forms part of the private woodland exclusive to the residents of Hawthornden Grove.

This home is beautifully presented and we think perfect for those looking for a peaceful yet stylish residence in a picturesque setting.

As a side note the photography was taken in the summer of 2025 in order to showcase the garden at its best.

## Yalding

Situated in the ever popular Yalding, the house is just a stroll from the High Street and the attractive centre of the village which offers local shops, public houses and restaurants. Yalding is one of those quintessential Kent villages steeped in history with the aesthetics to match. There is also a train station and easy access to the larger 'A' road network a short drive away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



