



1 Spitsbrook Cottages Ashes Lane, Hadlow, Tonbridge, TN11 0AP

Jack Charles
Estate Agents

Guide Price £650,000

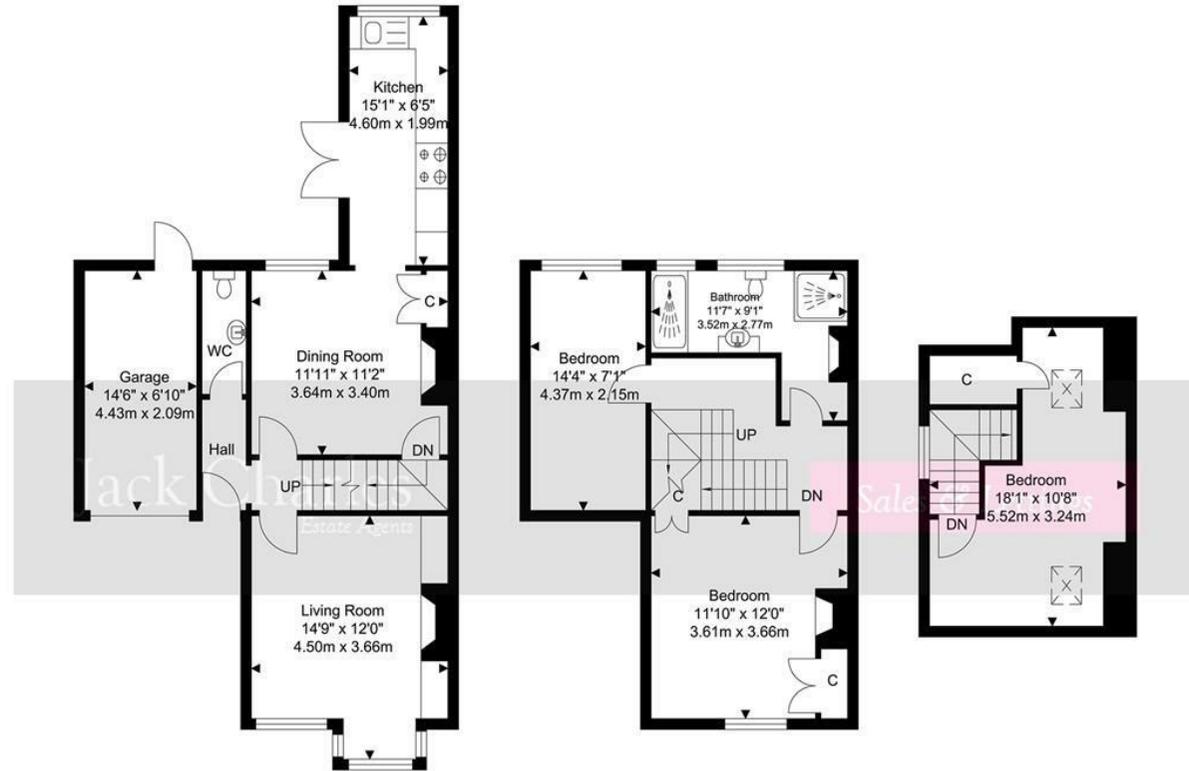
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Sales & Lettings

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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.

- Beautifully presented home
- Semi-rural setting
- Three good-sized bedrooms
- Parking and garage
- Gorgeous walled cottage garden
- Stylish bathroom suite
- Two reception rooms
- Cloakroom / WC
- Semi-detached house
- Located in a desirable location



Ground Floor
Approximate Floor Area
578.23 SQ.FT.
(53.72 SQ.M.)

First Floor
Approximate Floor Area
433.46 SQ.FT.
(40.27 SQ.M.)

Second Floor
Approximate Floor Area
207.74 SQ.FT.
(19.30 SQ.M.)

TOTAL APPROX FLOOR AREA 1219.44 SQ.FT. (113.29 SQ. M.)
For Identification Purposes Only.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	99
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
England & Wales	
EU Directive 2002/91/EC	

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To Be Sold

Guide Price £650,000 - £675,000 Jack Charles are delighted to offer for sale this wonderful home nestled in the charming semi-rural setting of Ashes Lane, near Hadlow, this beautifully presented semi-detached house, built in 1870, offers a delightful blend of period features and modern living. With three generously sized bedrooms all with superb views over the countryside, this property is perfect for families or those seeking extra space.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The character of the home is enhanced by its period features including cast iron fireplaces and a wood burning stove, which add a touch of elegance to the living environment. The stylish family bathroom ensures comfort and convenience for all and the kitchen is a good size and opens out onto brick terrace making outside equally impressive, boasting a gorgeous walled garden that offers great privacy for outdoor enjoyment. This tranquil space is ideal for gardening enthusiasts or those who simply wish to unwind in a peaceful setting.

Additionally, the property benefits from a cloakroom/WC, extensive storage including cellar, oak flooring, driveway and a garage/workshop with power and light.

Viewings are recommended

Location

This wonderful home is situated on the edge of Tonbridge between the popular village of Hadlow and Tonbridge itself.

Hadlow is a thriving village located on the A26 road between the busy market town of Tonbridge and the county town of Maidstone, with regular bus services to both. The centre of the village is a conservation area with many listed buildings and is known locally as The Square. The community is well-served by local shops, pubs and restaurants, as well as a library and health facilities including a medical centre, dentist and pharmacy. If Kent is the Garden of England then Hadlow must surely be a favourite corner to escape to, surrounded by rural countryside, on the route of many country walks and of course home to the Hadlow College of Agriculture and Horticulture. The historic parish church of St Mary's dates back over a thousand years and the skyline is dominated by the pseudo-Gothic Hadlow Folly. When 18th-century industrialist Walter Barton May thought his wife was having an affair with a local farmer, he wanted to be sure she would never escape his sight. His excessive solution can still be seen today: a 64m tall observation tower that soars above the surrounding Kent landscape from which he could survey the entire village.

