



St Martin's House Maidstone Road, Hadlow, Tonbridge, TN11 0DD.

Guide Price £450,000 - £475,000

Jack Charles
Estate Agents

Sales & Lettings

- 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.

Approximate total internal area:
66m2 (710.42sqft)

The image displays two floor plans for a property. The left plan is the Ground Floor, and the right plan is the First Floor.

Ground Floor:

- Living Room / Kitchen:** 7.34m x 4.6m (24.08ft x 15.09ft)
- Entrance Hall:** 5.57m x 0.74m (18.27ft x 2.43ft)
- Toilet:** 2.13m x 0.59ft (6.99ft x 1.87ft)
- Entrance:** Indicated by a dashed line and an arrow.

First Floor:

- Bedroom:** 4.83m x 3.31m (15.85ft x 10.86ft)
- En-Suite:** 1.34m x 2.64m (4.4ft x 8.66ft)
- Wardrobe:** Located adjacent to the En-Suite.
- Bedroom:** 2.25m x 3.61m (7.38ft x 11.84ft)
- Bathroom:** 1.37m x 2.39m (4.49ft x 7.84ft)

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

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To Be Sold

Nestled in the heart of the charming village of Hadlow, this delightful brand new detached house offers a perfect blend of modern living and comfort. With two well-proportioned bedrooms and two bathrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

As you enter, you are greeted by a superb entrance hall that leads to a stunning open plan kitchen, living, and dining area that creates a warm and inviting atmosphere. This spacious layout is perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is designed with contemporary finishes and ample storage.

The property also features a convenient cloakroom, adding to the practicality of the living space. Energy efficiency is a key highlight, with a heat source pump ensuring that your home remains warm and inviting with underfloor heating to the ground floor while keeping energy costs down.

Outside, you will find a south-facing courtyard garden with views of Hadlow tower, a lovely spot to soak up the sun or enjoy al fresco dining. There is a gate leading to an off road parking space to the rear of the house, adding to the convenience of this lovely home.

Located in a desirable area, this property is well-connected to local amenities and transport links, making it an excellent choice for those looking to enjoy the tranquillity of village life while remaining close to the conveniences of Tonbridge.

Viewings are recommended.

Hadlow

Hadlow is a quaint village on the outskirts of Tonbridge offering good local facilities within a short walk of the property including a post office/convenience store, grocers/off-licence, hair dressers, pharmacy, village bakers, medical centre and primary school.

Tonbridge High Street and industrial estate is only 4 miles away with a handy bus route linking the two. Sevenoaks, West Malling and Maidstone are also within about a 25 minute drive or less. There are supermarkets in Tonbridge and Kings Hill. Bluewater is only about 22 miles to the North.

Tonbridge or Hildenborough stations have fast and frequent services to London Charring Cross or Cannon Street (Tonbridge to London Bridge from 32 minutes). West Malling station has services to London Victoria in about an hour.

There are several primary schools in Hadlow and the surrounding villages. Tonbridge, Tunbridge Wells and Maidstone all have grammar schools. Tonbridge also has a highly regarded public school for boys and two popular preparatory schools.

Road connections are good with access to the M20 and M26 only about 7/8 miles to the North, thereby connecting to the M25, international ports and airports.





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