



5 Cedar Barn Hayesden Lane, Tonbridge, TN11 9AU.

Asking Price £625,000

Jack Charles
Estate Agents

Sales & Lettings

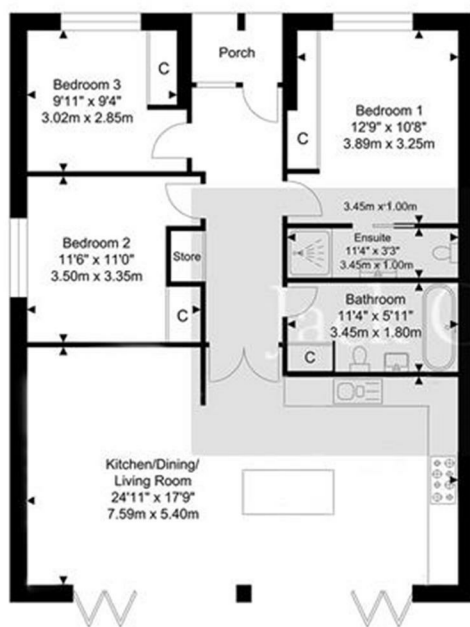
- Brand New Barn Conversions
- Open Plan Living/Dining/Kitchen
- Semi Rural Location

- Three Bedrooms
- Good Sized Gardens
- Top Quality Specifications

- Ensuite & Family Bathrooms
- Two Parking Spaces
- Early Reservations Available

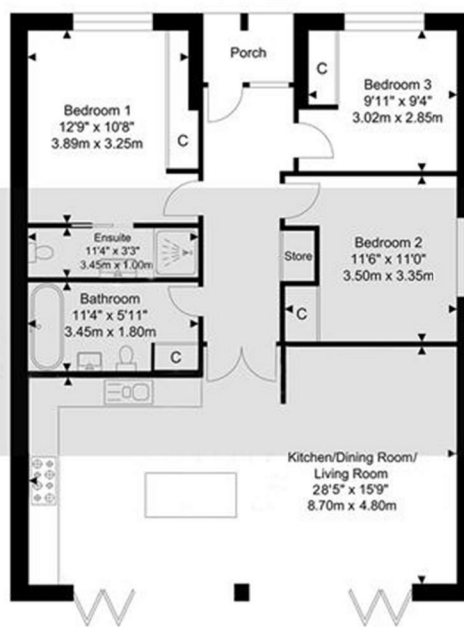
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
(91 plus)	A		
(81-90)	B		
(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	



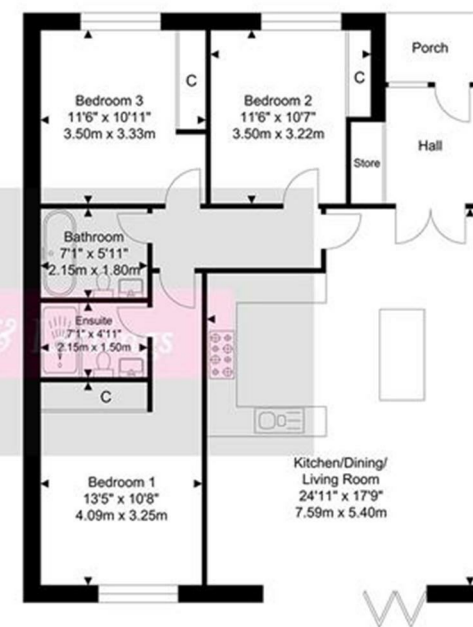
Unit 1
Approximate Floor Area
1048.29 SQ.FT.
(97.39 SQ.M.)

TOTAL APPROX FLOOR AREA 1048.29 SQ.FT. (97.39 SQ. M.)
For Identification Purposes Only.



Unit 5
Approximate Floor Area
1048.29 SQ.FT.
(97.39 SQ.M.)

TOTAL APPROX FLOOR AREA 1048.29 SQ.FT. (97.39 SQ. M.)
For Identification Purposes Only.



Units 2,3,4
Approximate Floor Area
1054.32 SQ.FT.
(97.95 SQ.M.)

TOTAL APPROX FLOOR AREA 1054.32 SQ.FT. (97.95 SQ. M.)
For Identification Purposes Only.

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
Indulge in the pinnacle of modern luxury with our exclusive offering of five brand new barn conversions, each nestled in an enchanting semi-rural haven located on Hayesden Lane on the edge of Tonbridge where you can enjoy the tranquillity of the countryside while still being close to the towns amenities.

These stunning conversions boast a stylish interior perfect for modern living offering a seamless connection between the chic, contemporary interiors and the wonderful natural surroundings. With three bedrooms, there is plenty of room for a growing family or guests. The master bedroom even features an ensuite shower room for added convenience and the large gardens provide a lovely outdoor space for gardening, hosting barbecues, or simply unwinding after a long day. The barns also each benefit from allocated parking for 2 cars and EV charging points.

These homes offer not just a place to live, but a lifestyle of elegance and tranquility, where every detail has been crafted to perfection. Immerse yourself in the ultimate blend of modern sophistication and rural charm.

- Specifications**
- Kitchen**
Bespoke contemporary fitted kitchen
Appliances from AEG with 5 year warranty
Flooring - Professional V Groove Oak Laminate Flooring in herringbone design

Utility Cupboard
Washer/dryer incorporating manifold

Bathrooms
White contemporary bathroom suite with chrome mixers
Tiled floors / Tiled walls

Heating
Underfloor heating throughout
Air source heat pumps Mitsubishi Ecodan

Other
LED lighting throughout
Loft hatch and ladder
USB plugs to bedrooms and living room
Landscaped gardens with patio and privacy panels
10 year structural warranty
Ultra fast full fiber installation
Electric Vehicle Charging Point

Location
Cedar Barn is situated just over 2 miles from the popular town of Tonbridge and is ideally located for local schools and the station which provides frequent services to London. Tonbridge High Street is within 2.2 miles with its multitude of shops, supermarkets, pubs and restaurants.

Comprehensive Shopping: Tonbridge (2.2 miles), Tunbridge Wells (4.6 miles), Sevenoaks (9.9 miles) and Bluewater (27 miles).

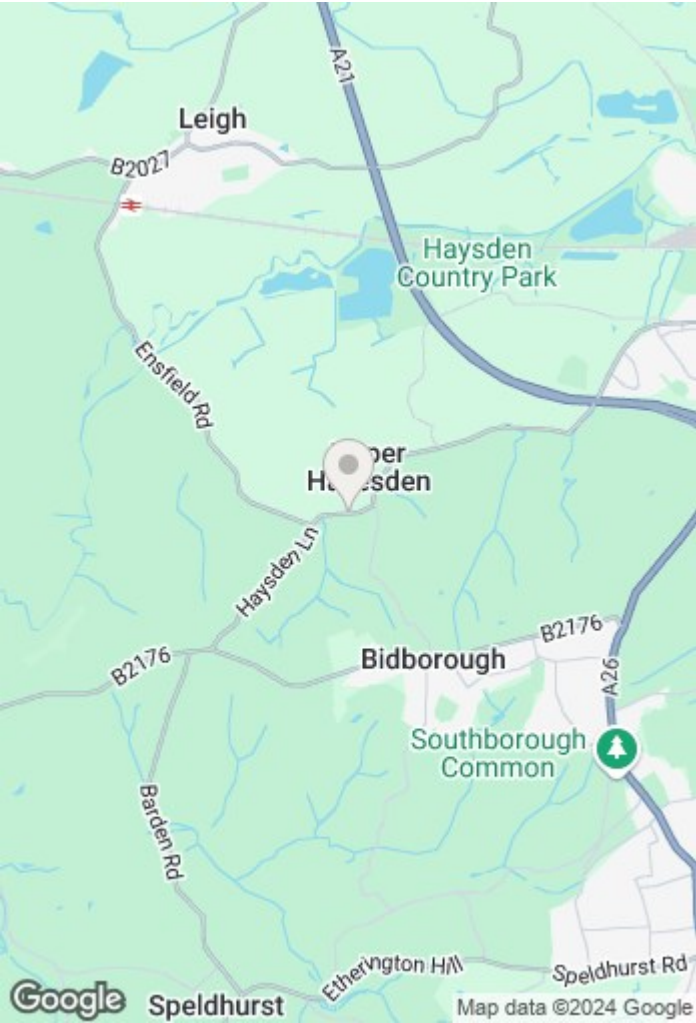
Mainline Rail Services: Tonbridge (2.1 miles) and Hildenborough 3.7 miles to London Bridge Charing Cross/Cannon Street.

Primary Schools: Various including Woodlands Infant and Junior Schools.

Secondary Schools: The Judd Boys, Tonbridge and Weald of Kent Girls Grammar Schools and Hillview School for Girls in Tonbridge. There are further secondary schools in neighbouring Tunbridge Wells and Sevenoaks.

Private Schools: Hilden Oaks, Hilden Grange and The Schools at Somerhill Prep schools in Tonbridge. Prep schools in Tunbridge Wells and Sevenoaks. Tonbridge, Sackville, Sevenoaks and Walthamstow Hall senior schools. Kent College prep and senior schools.

All distances are approximate.



Jack Charles

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