



Brunswick Barn, 26 Hawthornden Grove, Yalding, Tonbridge, ME18 6FG

Guide Price £650,000 - £700,000

Jack Charles  
Estate Agents

Sales & Lettings

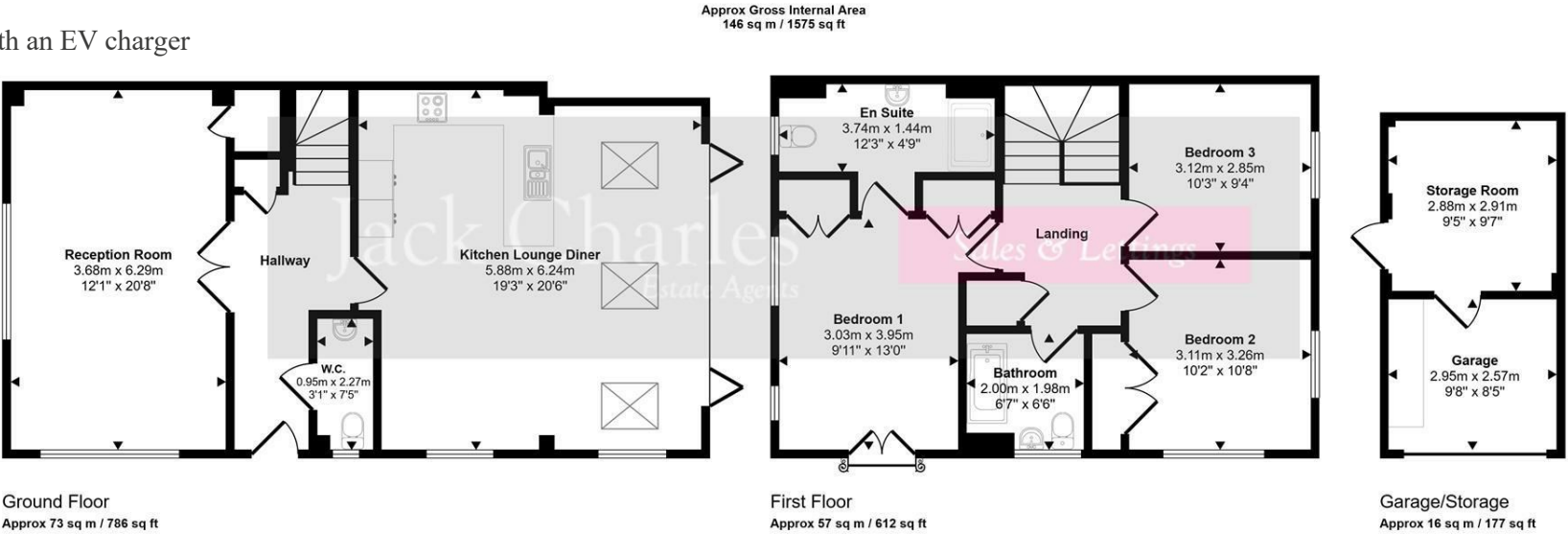


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Hawthornden Grove,  
Yalding, Tonbridge,  
ME18 6FG

**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.

- Extended Three Bedroom House
- Ensuite & Family Bathroom
- Stunning Open Plan Kitchen / Family / Dining Room
- Formal Sitting Room
- Beautiful Gardens
- Garage
- Driveway for 2 vehicles together with an EV charger
- Village Location
- Communal Paddock / Meadow

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
England & Wales		
EU Directive 2002/91/EC		



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.

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## To Be Sold

Jack Charles is pleased to offer for sale this stunning barn style Millwood designer home located in the picturesque village of Yalding. This wonderful home seamlessly combines modern living with natural beauty, featuring three spacious bedrooms and a superb extended open-plan family / dining / kitchen as well as a good sized formal sitting room. The kitchen is equipped with built-in appliances, a hob, and elegant Quartz stone worktops. Additionally, the home includes a cloakroom / WC and two well-appointed bathrooms including an ensuite. There is Amtico flooring to hall, kitchen/family and dining area and bathrooms

Outside the property boasts a beautifully landscaped garden, complete with colourful flower and shrub borders, the rear provides a good degree of privacy. It features two paved seating areas, along with access to a garage which is separated in to two sections, storage to the front and a gym/workshop at the rear. To the front of the garage is parking for 2 vehicles together with an EV charger

Residents of Hawthornden Grove also enjoy access to a communal meadow and paddock area, which is part of the private woodland exclusive to the community. Viewings are recommended.

## 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.

