



The Old Barn, The Square High Street, Hadlow, Tonbridge, TN11 0DD

Guide Price £450,000

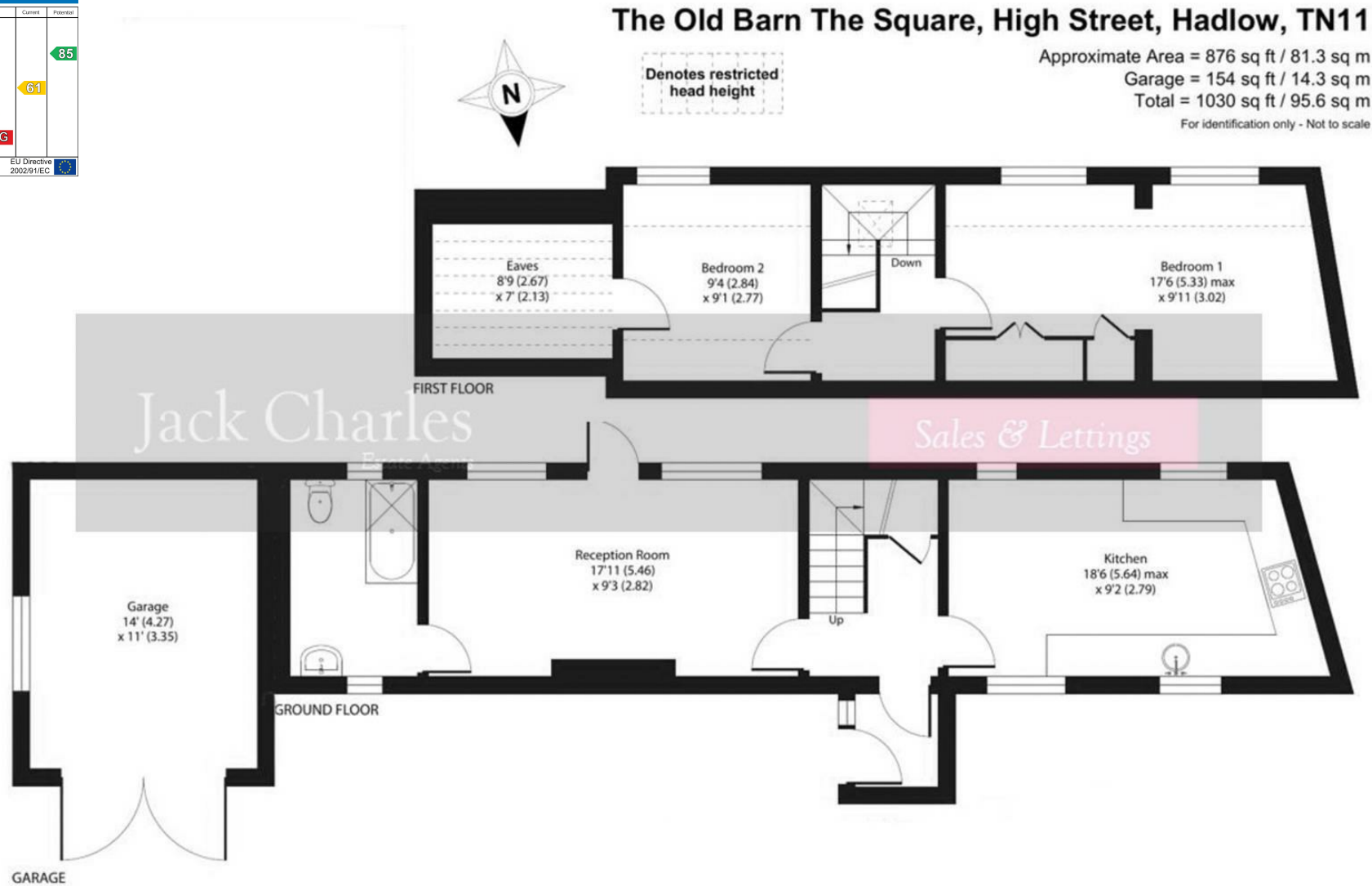
Jack Charles  
Estate Agents

Sales & Lettings

- Guide £450,000
- Kitchen / Dining Room
- Newly Fitted Bathroom Suite
- Attached Dutch Style Barn
- Part Vaulted Living Room
- Garage & Shared Drive
- Two Double Bedrooms
- Beautiful Private Rear Garden
- Central Village Location

**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                                   |
| Very energy efficient - lower running costs |   |
| (92 plus) A                                 | 85  |
| (81-91) B                                   |   |
| (69-80) C                                   | 61  |
| (55-68) D                                   |   |
| (39-54) E                                   |   |
| (21-28) F                                   | Not energy efficient - higher running costs |
| (1-20) G                                    |   |
| England & Wales                             |   |
| EU Directive 2002/91/EC                     |   |



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## To Be Sold

Jack Charles are delighted to offer this unique attached two generous double bedroom dutch style barn (Not Listed), currently operating as a holiday let, with some furniture potentially available by separate negotiation. The Old Barn occupies a tucked away position within the popular village of Hadlow, set back from the High Street yet within easy reach of local amenities and an abundance of footpaths leading directly into the surrounding countryside.

The property is brimming with character and original features. A small porch opens into the entrance hall with stairs rising to the first floor, an under stairs cupboard and doors to the living room and kitchen dining room. The kitchen enjoys natural slate flooring, oak fronted wall and base units with worktops and a butler sink, along with a cooker, fridge freezer, dishwasher and washing machine all included in the sale. It benefits from a double aspect with windows to the front and rear overlooking the garden.

The living room is both spacious and inviting, featuring oak flooring, exposed beams, a partially vaulted ceiling with high level glazing and a wood burning stove creating a cosy focal point. Two double glazed rear windows and French doors open directly onto the garden. To the rear of the living room a door leads to a newly fitted bathroom suite comprising a panel enclosed bath, WC and wash hand basin with storage below.

Upstairs, a bright landing with a rear window gives access to two double bedrooms. The principal bedroom includes fitted wardrobes and exposed timbers, while the second bedroom provides access to a substantial loft space.

Externally, the landscaped rear garden offers a high degree of privacy and seclusion, mainly laid to lawn with a partially walled seating area enjoying afternoon and evening sun and an attractive outlook back towards the barn. There is also a garden shed. To the front, a shared gravel driveway provides access to the garage and off road parking.

## 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. There is also a vintage homeware shop with cafe and the Agricultural College.

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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