



1 School Lane, Hadlow, Kent TN11 0EH
Guide Price: £325,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*End-Terrace Cottage in the Heart of the Village
 *Arranged over Three Floors *Two Bedrooms
 *Reception with Wood Burning Stove *Modern Kitchen/Breakfast Room
 *Spacious First Floor Modern Bathroom
 *Pretty Courtyard Low Maintenance Westerly Rear Garden
 *Underfloor Heating

Description

This charming end-terrace cottage is positioned just off the high street in a convenient yet tucked away location in the centre of the popular village of Hadlow close to local amenities having pedestrian access off School Lane. Arranged over three floors with a modern first floor bathroom and kitchen this delightful cottage is being sold with the added benefit of no onward chain.

Accommodation

- Reception room with aspect to front, feature log burning stove with brick surround, wooden lintel, composite laminate wooden flooring, build in shelving to recess, papered recess and wall light point.
- Modern kitchen fitted with a range of wall cupboards and base units of cupboards and drawers with tiled surrounds and splash back, tiled Spanish stone flooring with underfloor heating, Rangemaster gas hob and oven set in alcove, space & plumbing for washing machine and dishwasher, larder cupboards with space for fridge freezer, stable door leading out to private garden. Staircase to first floor.
- First floor landing, with further storage cupboard, giving access to the principal bedroom and bathroom. Principle double bedroom with composite laminate wooden flooring, build in cupboard, wooden cladded wall and aspect to front.
- Modern bathroom comprising of white panelled bath with overhead rainfall shower, tiled flooring, bespoke Riverstone wash basin and built in storage cupboards. Metro tiled walls and column radiator.
- Second floor comprises of the second bedroom with wooden flooring, double glazed windows, exposed beams and storage in eaves. Off the second bedroom there is a useful study/nursery space with carpeted floor, Velux window, storage in the eaves and access to the loft via hatch.
- Private walled rear courtyard garden facing west with astroturf lawn, raised beds with outside tap and outside sockets.



- Agents note – No 1 School Lane has access across the rear garden of Number 2 to pathway at side.
- Services: All mains services. Gas central heating. Magnum underfloor electric heating to kitchen. Double glazed sash windows.
- Council Tax Band: C – Tonbridge & Malling District Council
- EPC: D

Hadlow

The property is situated in the centre of the village of Hadlow, situated on the A26 between Tonbridge and Maidstone, a traditional village steeped in rural history, with a friendly community and range of amenities including village stores, post office, pubs, bakers, restaurants, farm shop, library, GP and Dental surgeries, churches and a primary school. The village is situated within a conservation area, surrounded by countryside and with many buildings of interest including the historic St Mary's church and the Hadlow Folly. The area is well served with primary and secondary schools in both the state and private sectors and colleges. Leisure Facilities in the area include Poult Wood Golf Club and the Angel Leisure Centre in Tonbridge and David Lloyd Leisure club in Maidstone. The town of Tonbridge is approximately five miles distant offering comprehensive shopping, educational and recreational facilities, and mainline station to London (London Bridge/Cannon Street/Charing Cross). approximately three miles distant at Hildenborough (Charing Cross/Cannon Street line).



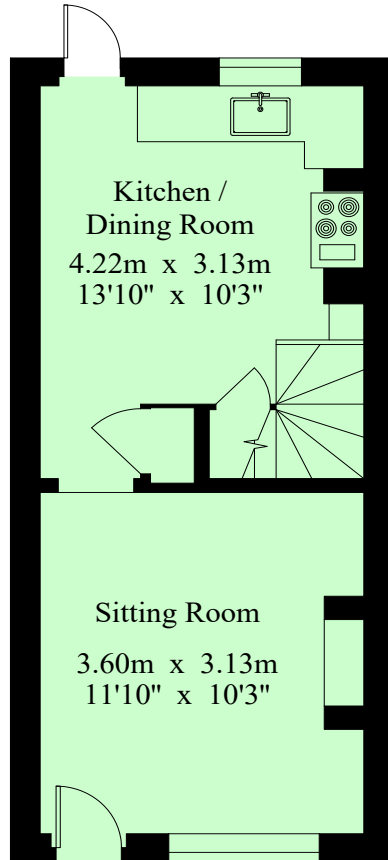
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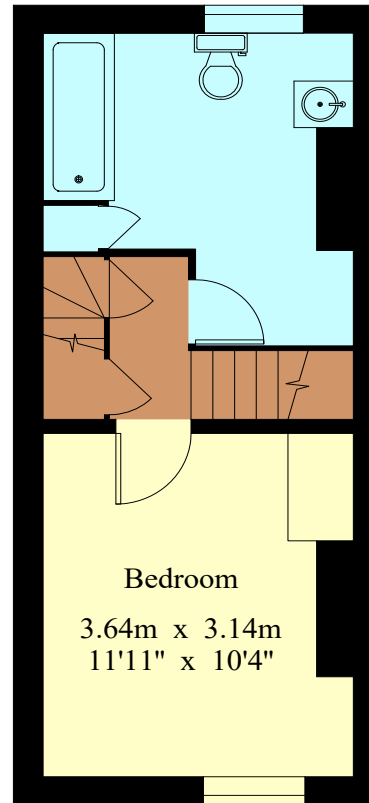
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1 School Lane

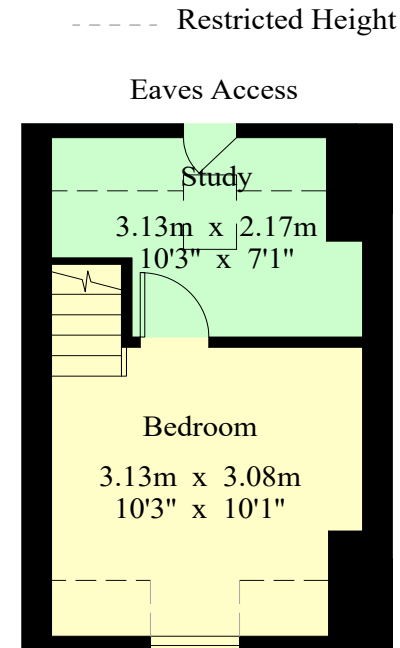
Gross Internal Area : 67.4 sq.m (726 sq.ft.)



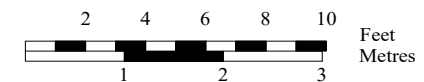
Ground Floor



First Floor



Second Floor



For Identification Purposes Only.

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