



Mowhill, Ashes Lane, Hadlow, Tonbridge, TN11 0AP
Guide: £700,000 - £730,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Attractive Semi-Detached Family Home
- *Rural Outskirts of Hadlow Village
- *Delightful Rural Outlook
- *Four Double Bedrooms
- *Sitting Room with Woodburning Stove
- *Kitchen/Dining Room
- *Oak Framed Garden Room
- *Study
- *Utility/Cloakroom
- *Family Bathroom
- *Front Garden & Block Paved Driveway
- *Attractive South Westerly Rear Garden backing Orchards

Description

An opportunity to acquire this attractive semi-detached family home, situated in the rural outskirts of the popular village of Hadlow, with lovely rural outlook from all aspects. The property offers spacious and flexible living accommodation coupled with four double bedrooms and private south westerly facing level rear garden.

Accommodation

- The property is approached over a block paved driveway to the front door which leads into the entrance hallway with oak flooring and stairs rising to the first floor.
- A door leads off the hallway to the study with aspect to front, with a door leading to the utility area housing airing cupboard, with space and plumbing for a washing machine and tumble dryer, laminate worktop and wall mounted gas fired conventional boiler. Cloakroom comprising close coupled toilet and pedestal basin and tiled flooring throughout the space.
- Sitting room with aspect to front, central fireplace with log burning stove set on a granite hearth, continuation of the oak flooring and downlighting. Door opening to the kitchen/dining room and French doors opening the space to the:-
- Triple aspect oak framed garden room, glazed on three sides under a cedar tiled roof with ceramic tiled flooring, exposed beams and French doors opening to the garden.
- Kitchen/dining room fitted with a comprehensive range of wall mounted cabinets, including a fitted pantry cupboard and base units of cupboards and drawers with contrasting granite worktops and upstands. Appliances including built in Bosch dishwasher, water softener, single oven and induction hob with extractor hood over and space for freestanding fridge/freezer. Smart light oak effect vinyl flooring, downlighting, windows overlooking the garden and part glazed door leading to the garden.
- First floor galleried split level landing, storage cupboard and access to loft space via hatch.
- Main bedroom with aspect to front with views over farmland and fitted cupboard and wardrobe. Second double bedroom also with aspect to front, rural views and fitted cupboard. Third double bedroom with aspect to rear, fitted wardrobe and views over mature orchards. Fourth double bedroom also enjoying lovely far reaching views and further hatch providing access to loft space.
- Modern family bathroom fitted with a white suite comprising panelled bath, counter top basin and close coupled toilet, separate shower enclosure with tiled splashback, rainfall head and glazed screen. Ceramic wall tiling with border tile and ceramic tiled flooring.

- Front garden with area of lawn and mature shrub and hedged border, block paved driveway offering off road parking and external lighting.
- Attractive level south westerly rear garden mainly laid to lawn with paved terrace and pretty shrub/flower borders with fenced boundaries and open outlook over orchards. Garden shed and log store, access to side and bin store area.
- Services and Points of Note: All mains services. Gas central heating. Double glazed windows. Fibre broadband to property.
- Council Tax Band: F – Tonbridge & Malling District Council
- EPC: C

Hadlow

The property is situated on the rural outskirts 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 in the local vicinity including a village hall, 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 at the end of Ashes Lane and the Angel Leisure Centre in Tonbridge. 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/Waterloo East/Charing Cross). Approximately three miles distant at Hildenborough Station (Charing Cross/Cannon Street line).

Viewing Strictly By Appointment

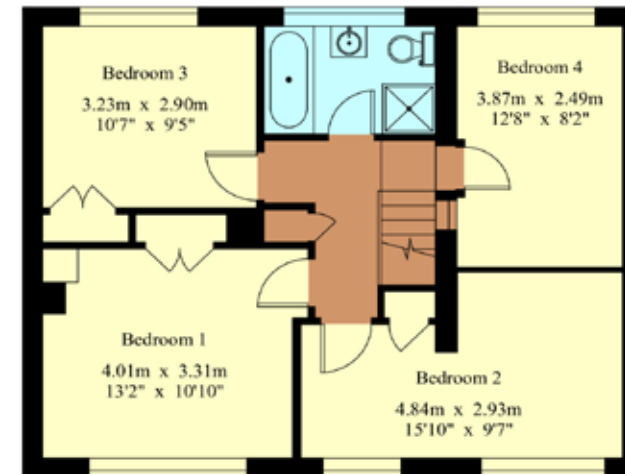
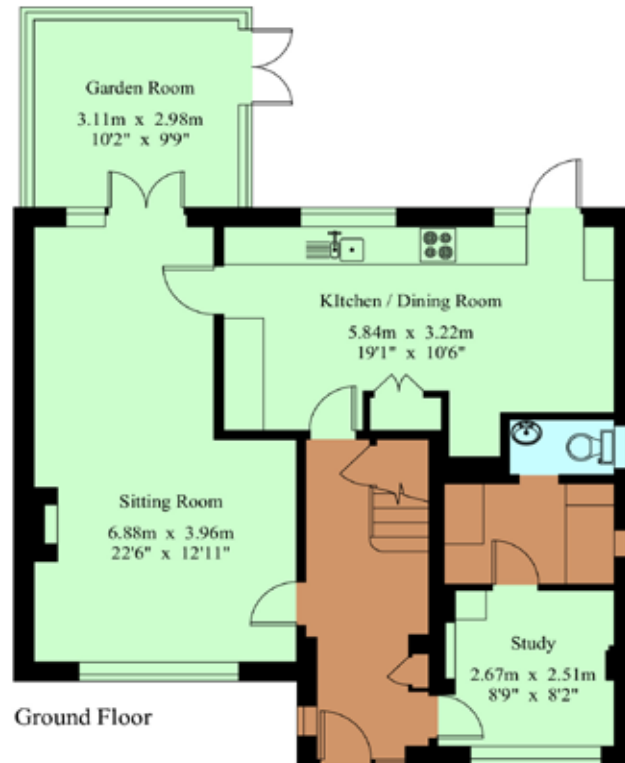
01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk



Mowhill

House - Gross Internal Area : 137.3 sq.m (1477 sq.ft.)
Garden Store - Gross Internal Area : 7.6 sq.m (82 sq.ft.)



Feet For Identification Purposes Only.
 Metres © 2025 Trueplan (UK) Limited (01892) 614 881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

