



9 Great Elms, Hadlow, Kent. TN11 0HS
Guide Price: £750,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Substantial Extended Detached Family Home
- *Residential Cul-De-Sac *Popular Village Location
- *Recently Renovated Throughout *Four Double Bedrooms
- *Kitchen/Dining/Family Room *Separate Utility
- *Dual Aspect Sitting Room
- *Ground Floor Family Room/Study/Bedroom Five
- *Main Bedroom Suite *Modern Family Bathroom & Cloakroom
- *Block Paved Driveway & Secluded Sunny Rear Garden
- *No Onward Chain

Description

This substantial detached family home has been recently extended and renovated to a high standard throughout, providing an as new finish and excellent accommodation perfect for modern family living. The southerly rear garden and terrace are a lovely feature coupled with a residential cul-de-sac setting in this popular village and being sold with the benefit of no onward chain.

Accommodation

- The property is approached over a block paved driveway leading to the entrance porch and composite front door with full height side panel opening to the hallway. Stairs rise and turn to the first floor with deep understairs storage cupboard, laminate wood effect flooring extends through to the kitchen/dining/family room and door to:-
- Modern fitted cloakroom, comprising concealed cistern toilet and rectangular vanity sink, chrome heated towel rail, ceramic tiled flooring, sensor lighting and extractor.
- Dual aspect sitting room with picture window to front and double glazed patio doors opening to the rear terrace and garden.
- Kitchen fitted with a comprehensive range of modern gloss wall mounted cabinets and base units of cupboards and drawers, newly fitted appliances including integrated fridge/freezer, side by side AEG ovens and AEG ceramic hob with stainless steel extractor and splashback, Lamona integrated dishwasher and square under mounted sink, finished with marble style square edged splashbacks with upstands, including a peninsula breakfast bar return.
- Dining/family living space with a further set of patio doors leading out onto the terrace and garden, ideal for al fresco dining. Roof lantern flooding the area with light and LED inset downlighting.
- An internal corridor leads from the family area with coat hanging space providing access to the matching utility room with door to side and the family room/study, a versatile space which could also be utilised as a fifth bedroom if required.
- First floor landing, deep fitted airing cupboard and access to loft via hatch with drop down ladder.
- Main bedroom suite with aspect to front and ensuite modern shower room comprising walk in shower enclosure with wall mounted thermostatic shower and rainfall head, close coupled toilet and floating vanity unit, demisting mirror and luxury vinyl tile effect flooring.



Three further bedrooms, two with aspect to front and one with aspect to rear overlooking the rear garden and a family bathroom complete the first floor accommodation.

- Family bathroom fitted with a modern white suite comprising panelled bath with wall mounted shower and glazed screen, vanity sink unit and close coupled toilet, demisting mirror and luxury vinyl tile effect flooring.

- Southerly facing rear garden mainly laid to lawn with close boarded secure fenced boundaries and extensive Indian stone terrace, established flower borders and high hedging providing privacy. The gardens extend on both sides having a further area of lawn with fenced boundaries and a pathway with wooden gate providing access to the front. External security lighting, tap and power sockets,

- Services & Points of Note: All mains services. Gas central heating and new boiler. New carpets, wiring, appliances and fresh paintwork. Double storey and rear extension. New windows installed 2025.

- Council Tax Band: E – Tonbridge & Malling.

- EPC: D

Situation

The property is situated in the village of Hadlow, located off the A26 between Tonbridge and Maidstone, a traditional village steeped in rural history, with a friendly community and amenities. The village offers a post office, grocers/off-licence, library, hairdressers, pharmacy, village bakers, local inns, medical centre and primary school. There is also a vintage homeware and coffee shop and Hadlow College, Kent's only rural land based college. Situated within a conservation area, surrounded by countryside and with many buildings of interest including the historic St Mary's Church and the Hadlow Tower. The area is well served with primary and secondary schools in both the state and private sectors, including well regarded grammar and public schools. Leisure facilities in the area include Poulton Wood Golf Club and the Angel Leisure Centre in Tonbridge and David Lloyd Leisure club in Maidstone. Tonbridge is a thriving market town, with Norman Castle set on the river Medway, offering an excellent range of retail and leisure activities and mainline station to London offering fast and frequent connections to London Bridge/ Cannon Street and Charing Cross with road links to the M20 & M25 motorways via the nearby A26 and A21.



Viewing Strictly By Appointment

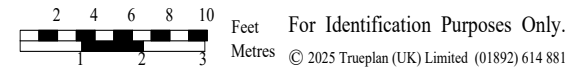
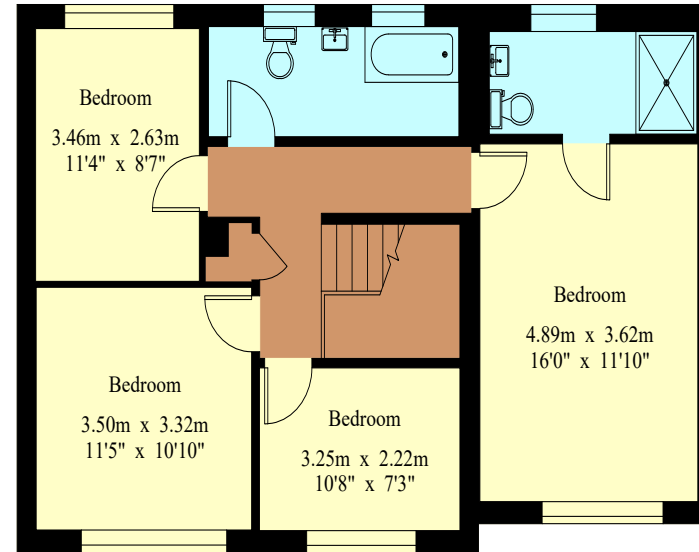
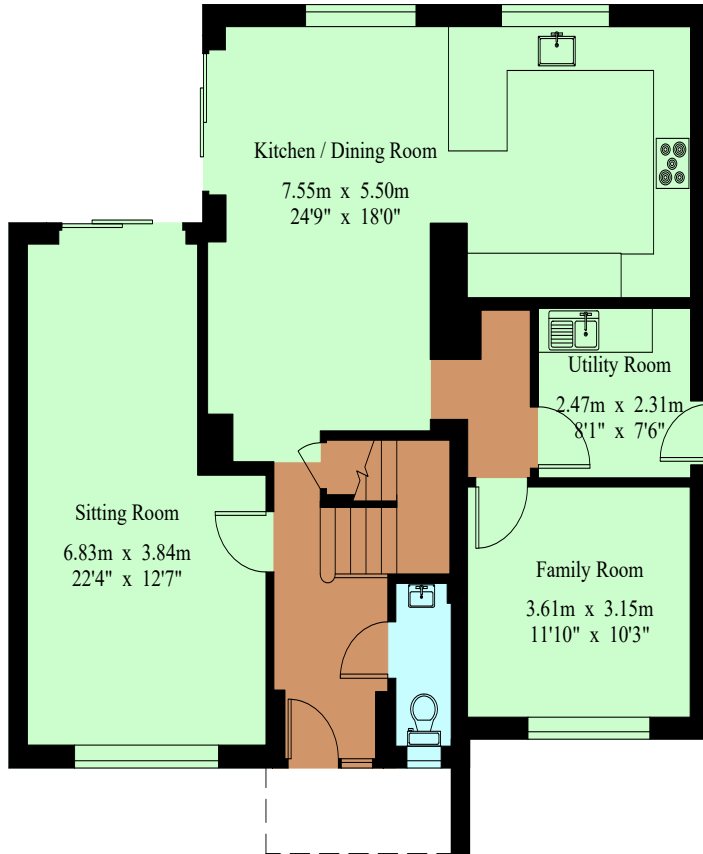
01732 834835

www.jamesmillard.co.uk

hildenborough@jamesmillard.co.uk

9 Great Elms

Gross Internal Area : 168.6 sq.m (1814 sq.ft.)



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

