



1 Church Street, Hadlow, Kent. TN11 0DB
Guide Price: £575,000 - £600,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Beautifully Presented Grade II Listed Character Home
- *Central Village Situation near Historic Church & Tower
- *Abundance of Beams & Character Features
- *Entrance/Dining Hallway *Delightful Sitting Room with Stove
- *Stylish Country Kitchen *Utility/Cloakroom *Two Double Bedrooms
- *Guest Bedroom with En-Suite Shower *Victorian Style Bathroom
- *Mezzanine Storage Area *Charming Landscaped Rear Cottage Garden
- *Off Street Parking

Description

Beautifully presented Grade II Listed detached character home, under a Kent peg tile roof, situated within the heart of this picturesque village. Believed to date back to the 15th Century, this delightful cottage enjoys an abundance of period features, exposed beams and vaulted ceilings, blended seamlessly with modern refinements.

Accommodation

- You immediately feel the character of this charming cottage as you enter through the wooden panelled front door into the bright dual aspect entrance/dining hallway having window to front with fitted shutters, exposed beams and oak flooring, display alcove and bespoke oak staircase rising to the first floor with understairs storage. Pretty latch doors lead to the sitting room and kitchen.
- Striking dual aspect sitting room enjoying an abundance of exposed beams and window to front with fitted shutters. Central fireplace with wood burning stove set on a brick hearth with oak bressumer, fitted bookshelf and continuation of the oak flooring.
- Stylish modern country style kitchen enjoying exposed beams and brickwork, vaulted ceiling with skylight window, window to rear overlooking the garden, quarry tiled flooring, latch door to utility/cloakroom and timber door leading to the garden. Kitchen fitted with a range of cabinets and base units of cupboards and drawers with contrasting quartz and stainless steel worktops. Under mounted sink unit, integrated Zanussi dishwasher, under counter side by side fridge and freezer, fitted larder unit also housing Worcester gas fired boiler. Central New World electric range cooker with halogen hob and stainless steel splashback.
- Utility/cloakroom, a practical space, fitted with tall cupboards housing space and plumbing for washing machine and space for tumble dryer with storage above, close coupled toilet and square stand basin. Vaulted ceiling, window to rear and continuation of the quarry tiled flooring.
- Elegant first floor landing flooded with light from two skylight windows and also enjoying a vaulted ceiling. A space saving paddle staircase leads to the mezzanine storage area, with open gallery, oak flooring and access to loft via hatch.
- Attractive main bedroom with aspect to front, exposed beams, oak flooring and feature painted panelling to one wall. Fitted bedroom furniture including wardrobes, shelving and chests of drawers.
- Guest bedroom suite, a dual aspect room having exposed beams and oak flooring, latch door leading to the en-suite shower room fitted with a white suite comprising close coupled toilet, basin and tiled shower enclosure.



- Spacious family bathroom fitted with a Victorian style white suite comprising panelled twin ended bath with handheld shower attachment, low level toilet and pedestal basin. Smart painted wood panelling to half height with mirror, feature cast iron fireplace and wooden flooring.
- Pretty landscaped and charming part walled cottage rear garden with paved patio ideal for alfresco dining with exterior light and tap. Steps lead up to an area of lawn having established shrub/flower borders and rose arbour. There is a versatile summer house with seating area and garden shed to the far rear. A wooden gate provides access to the block paved parking area with log store.
- Services & Points of Note: All mains services. Gas fired central heating with modern radiators. Shared access over neighbour's driveway to parking area.
- Council Tax Band: E – Tonbridge & Malling Borough Council
- EPC: Grade II Listed

Situation

The property is situated in the heart of the village of Hadlow, 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

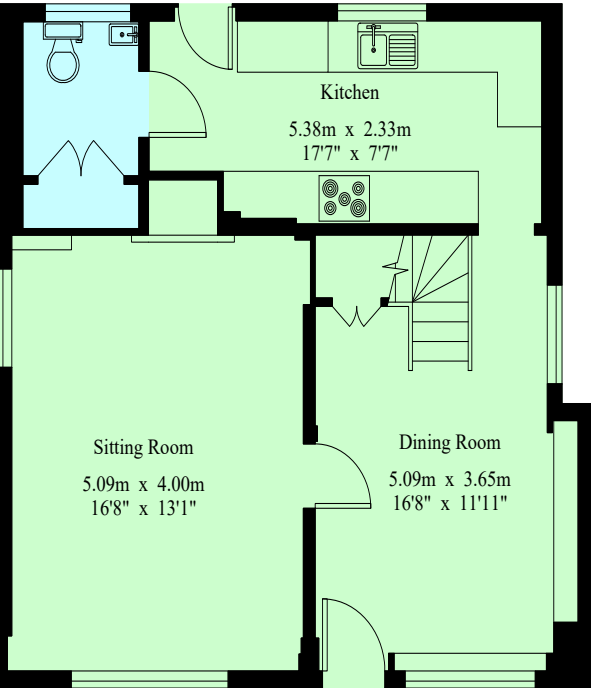
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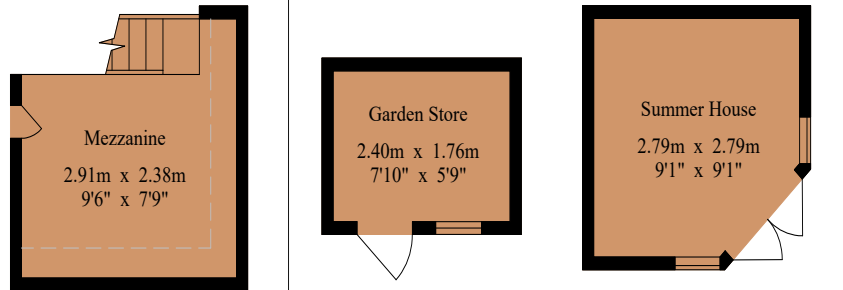
1 Church Street

House - Gross Internal Area : 105.4 sq.m (1134 sq.ft.)

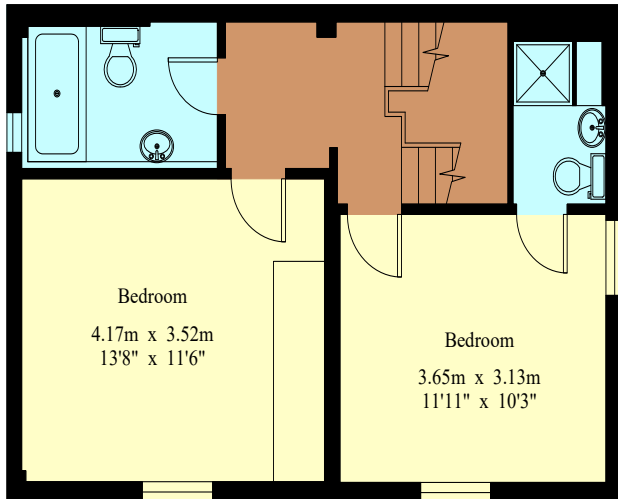
Outbuildings - Gross Internal Area : 11.3 sq.m (121 sq.ft.)



Ground Floor



Second Floor



First Floor



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