



Ibbett Mosely

Common Road, Hadlow, Tonbridge TN11 0JD
Price £965,000



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What a delightful family home, full of charm and character just on the edge of the popular village of Hadlow and within easy reach of bigger towns such as Tonbridge, Sevenoaks and Tonbridge Wells.

Set in an acre of gardens it has a very private feel and has been set up to be environmentally friendly with solar panels and electric heating.

Outbuildings with potential including a double garage with great loft space that could be further developed to residential space subject to building regulations. A further office/ study and summer house make this a great social home for get togethers for family and friends.

- Charming Detached Family Home
- Three Spacious Bedrooms, Two Bathrooms & Three Reception Rooms
- One Acre of Mature Grounds with Flexibility of Use
- Many Outbuildings with Potential subject to planning regulations
- Period Charm & Features
- Rural Outlooks
- Private Gravel Drive & Double Barn Style Garage
- Environmentally Friendly Home - EPC rating C
- Semi Rural Green Belt Location
- Guide Price £965,000

Sitting Proudly on Common Road in the edge of the picturesque village of Hadlow, this charming detached house, built in the 1830s and largely refurbished and extended in the 1960's and later, presents an exceptional opportunity for families seeking a blend of comfort and space. Boasting four generous reception rooms, this home is designed for both relaxation and entertaining, providing ample room for family gatherings or quiet evenings in.

The property features three well-proportioned bedrooms, ensuring a restful retreat for all family members. With two bathrooms, morning routines are made effortless, catering to the needs of a busy household. The house is set within an impressive acre of beautifully maintained gardens, offering a tranquil outdoor space for children to play or for hosting summer barbecues as well offering space for produce to be grown.

A private drive leads to the property, providing parking for up to eight vehicles, a rare find that adds to the convenience of this home. Additionally, the presence of outbuildings presents exciting potential for development, subject to planning permission, allowing for further enhancement of this already splendid property.

The house is equipped with solar panels and electric heating, promoting energy efficiency and a low environmental impact, making it an ideal choice for the eco-conscious buyer. Located in a semi-rural area, the property enjoys the peace and quiet of countryside living while remaining within easy reach of nearby villages and main towns, ensuring that all necessary amenities are just a short drive away.

This delightful family home combines character, space, and modern efficiency, making it a perfect choice for those looking to settle in a serene yet accessible location. Don't miss the chance to make this charming residence your own.

Description

The house has a great feel from pulling up at the end of long gravel drive. A barn style garage with loft space sits in front of the house offering great parking and potential for development into an annexe or additional work from home space, subject to planning agreement.

The main house offers two entrance areas, to the front of the house facing the road is a superb entrance doorway with ornate brickwork leading into an entrance reception currently used as a snug with an inglenook fireplace, one of three reception rooms including a main sitting room with square bay window overlooking the great garden beyond and a central dining room with great space to set out a full dining set.

The kitchen wraps around the side of the home and is a bright space with triple aspect windows. Lots

of storage space is available with it fully fitted units including an electric Everhot Cooker making great use of the solar panels on the roof of the double garage. The kitchen culminates in a bright and airy breakfast room with great views of the gardens.

A utility room and boot area plus cloakroom offers another entrance that I am sure is most likely to be used as is the country living customs.

Upstairs the property offers spacious bedrooms including the principal suite offering a wall of built in wardrobes with a hidden entrance to a large ensuite with the period charm of a free standing roll top bath. The other bedrooms also offer storage solutions and are served by a central shower room.

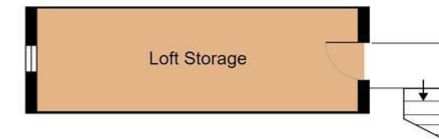
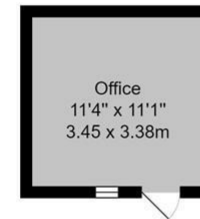
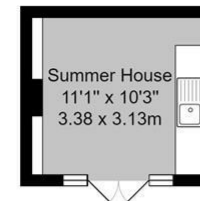
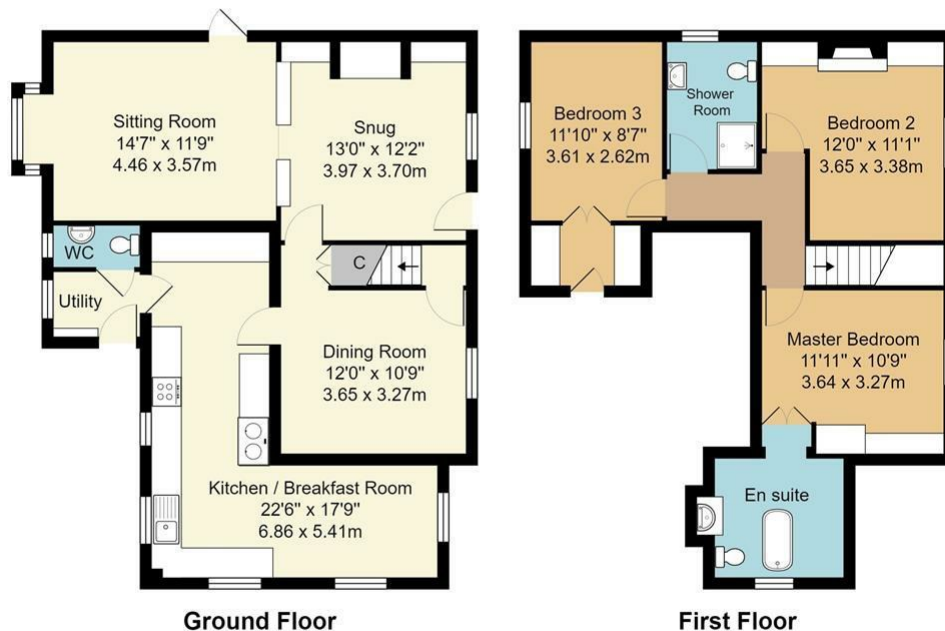
The gardens are going to be one of the main attributes to this houses interest and offer such great mature spaces made up lawns, terraces, feature planted beds and productive veggie patches and fruit trees. Two further outbuildings including a summer house and office/ study or hobby room have power and light and therefore can be flexible in usage or offer that further potential.

We cannot wait to show you round this stunning home.

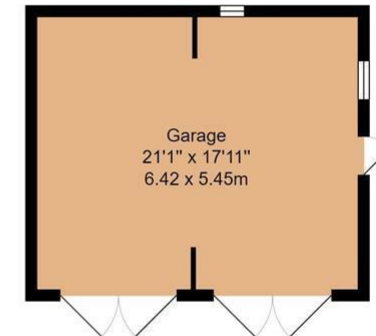
Location

Quince Cottage is set in a convenient position on the edge of the pretty village of Hadlow, backing onto beautiful rolling Kent countryside. The village, which is known for its Grade I Listed tower, which can be seen for miles around, offers various everyday amenities. These include local pubs, shops, a doctor's surgery and both a primary and secondary school. The nearby town of Tonbridge is easily accessible and provides a range of further shops, large supermarkets, leisure facilities and some of the area's best state and private schools. The outstanding-rated state secondaries, Judd and Tonbridge Grammar School, can be found in the town, as well as the prestigious independent Tonbridge School. The area is well connected, with the M25 and M20 both within easy reach. Mainline rail is available from Tonbridge, with regular services to London Charing Cross.





Garage First Floor



Garage Ground Floor

Approx. Gross Internal Area:

- House 1512 sq. ft / 140.5 sq. m
- Outbuildings 245 sq. ft / 22.8 sq. m
- Garage 564 sq. ft / 52.4 sq. m
- Total 2321 sq. ft / 215.7 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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