



Faulkners Farm Cottage, Ashes Lane, Hadlow, Kent, TN11 0AN

Guide Price £475,000 - £500,000

When experience counts...

est. 1828
bracketts

Offered for sale is this semi detached family home situated on the outskirts of the popular village of Hadlow. The village offers a post office/convenience store, grocers/off-licence, hair dressers, pharmacy, village bakers, medical centre and primary school. There is also a vintage homeware shop with cafe and the Agricultural College, which also has a garden centre and gift shop. Other amenities nearby are Haywards Farm Shop and Budgens convenience store. Internally the property comprises entrance porch, music room / study, open plan sitting room / dining room with feature log burning stove and a modern fitted kitchen / breakfast room. To the first floor three good size bedrooms, family bathroom and separate WC. Externally the property offers a mature, well stocked rear garden. Views to front over neighbouring countryside and backing on to the lambing sheds at Hadlow College makes this an ideal semi rural location. Driveway for two cars. Viewing comes highly recommended. * Subject to necessary planning consent the property offers good opportunities for further extensions.

Three Bedrooms

Semi Detached Family Home

Open Plan Sitting Room / Dining
Room - Log Burner

Modern Kitchen / Breakfast Room

Music Room / Study

Entrance Porch

Family Bathroom & Separate WC

Driveway

Open Countryside To Front

Mature Private Rear Garden





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

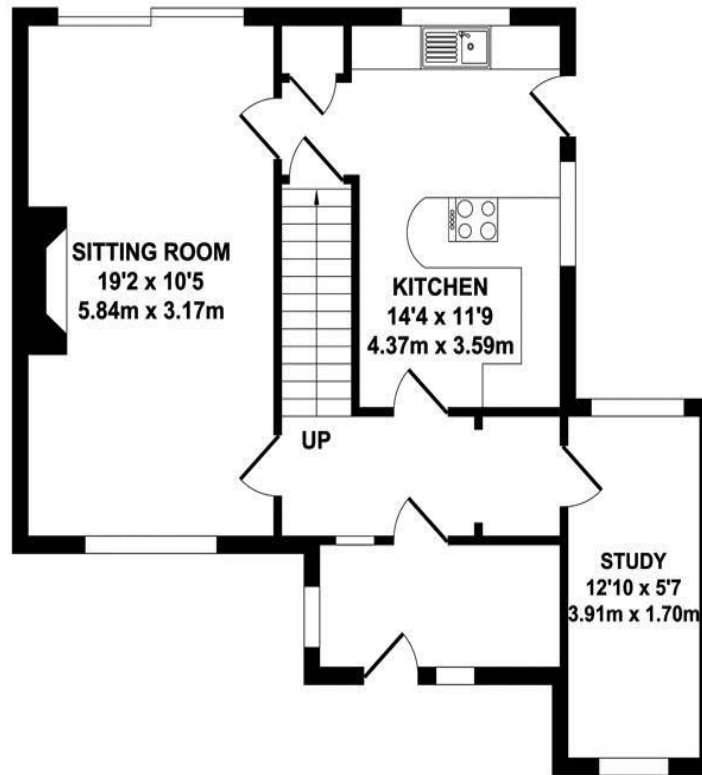
ADDITIONAL INFORMATION:

Council Tax Band C

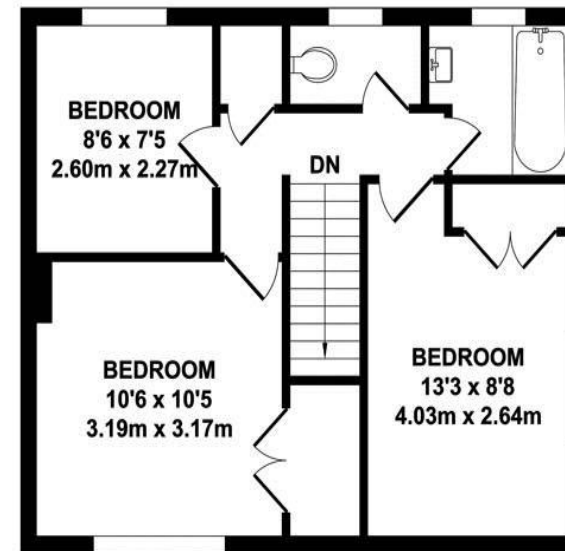
Double Glazed Windows



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GROUND FLOOR
APPROX. FLOOR AREA
556 SQ.FT.
(51.65 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
431 SQ.FT.
(40.06 SQ.M.)

TOTAL APPROX. FLOOR AREA 987 SQ.FT. (91.71 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. 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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