



Great Elms, Hadlow, Tonbridge, Kent, TN11 0HT

Guide Price £650,000

When experience counts...

est. 1828
bracketts

Bracketts are delighted to offer for sale this stunning extended detached family home situated in a sought-after location in the 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 Kent's only rural and land-based college, Hadlow College. The property has been extended, modernised and upgraded to a high standard and is immaculately presented throughout. Internally comprising entrance hall, shower room / cloakroom WC, Sitting room, study / bedroom 4, utility room and a modern fitted solid oak kitchen, open plan dining / family room with French doors leading to the rear garden. To the first floor there is a family bathroom and three good size bedrooms with the principal bedroom boasting built in wardrobes. Externally the property offers a good landscaped rear garden, laid to lawn with decked seating area and feature raised flower beds and a fully insulated detached home office / gym with bi folding doors. There is an additional bespoke sized storage shed to the side of the property. To the front there is an integral garage with power & light and a resin driveway with off street parking for two vehicles. Further benefits include plantation shutters and underfloor heating. We recommend viewing at your earliest convenience.

3 - 4 Bedrooms

Detached Extended Family Home

Sought After Location in Hadlow

Immaculately Presented Throughout

Sitting Room

Open Plan Kitchen / Dining & Family Room

Study / Bedroom 4 & Utility Room

Downstairs Shower Room & Cloakroom WC

Landscaped Garden & Detached Home Office

Resin Driveway To Front & Integral Garage





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, 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).

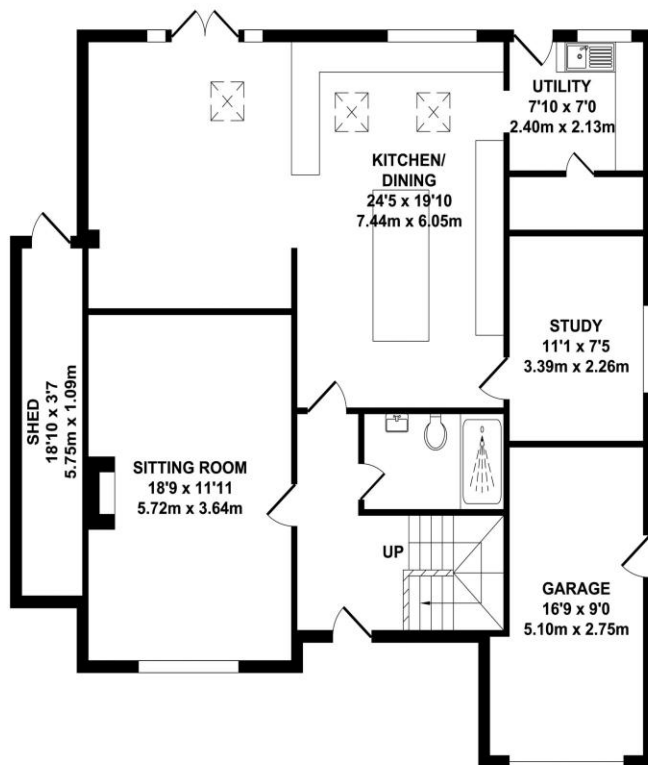
ADDITIONAL INFORMATION:

Council Tax Band E

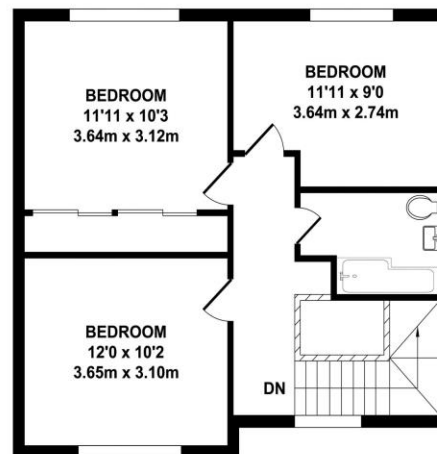
Double Glazed Windows



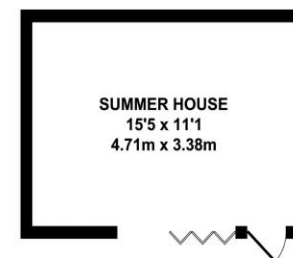
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GROUND FLOOR
APPROX. FLOOR AREA
1196 SQ.FT.
(111.07 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
527 SQ.FT.
(48.98 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
171 SQ.FT.
(15.92 SQ.M.)

TOTAL APPROX. FLOOR AREA 1894 SQ.FT. (175.97 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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