



Blackmans Lane, Hadlow, Tonbridge, Kent, TN11 0AX

Guide Price £450,000

When experience counts...

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bracketts

Offered for sale is this rare opportunity to purchase a cottage on Blackmans Lane which sits just outside the ever popular village of Hadlow. An extended semi detached family home situated in a sought-after location. 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. Internally living arrangements over three floors comprising entrance, sitting room with feature fire place, large open plan kitchen dining room, utility room, stairs leading to first floor landing which offers a family bathroom with separate shower cubicle and two bedrooms, to the second floor there is further bedroom. Externally there is a low maintenance courtyard and block paved shared driveway to side. Offered with no onward chain.

Three Bedrooms

Extended Cottage

Sought After Location, Village Outskirts

Sitting Room Open Fire

Large Open Plan Kitchen / Dining Room

Utility

First Floor Bathroom With Separate
Shower

Shared Driveway to Side

Low Maintenance Courtyard Garden to
Rear

No Onward Chain





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 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:

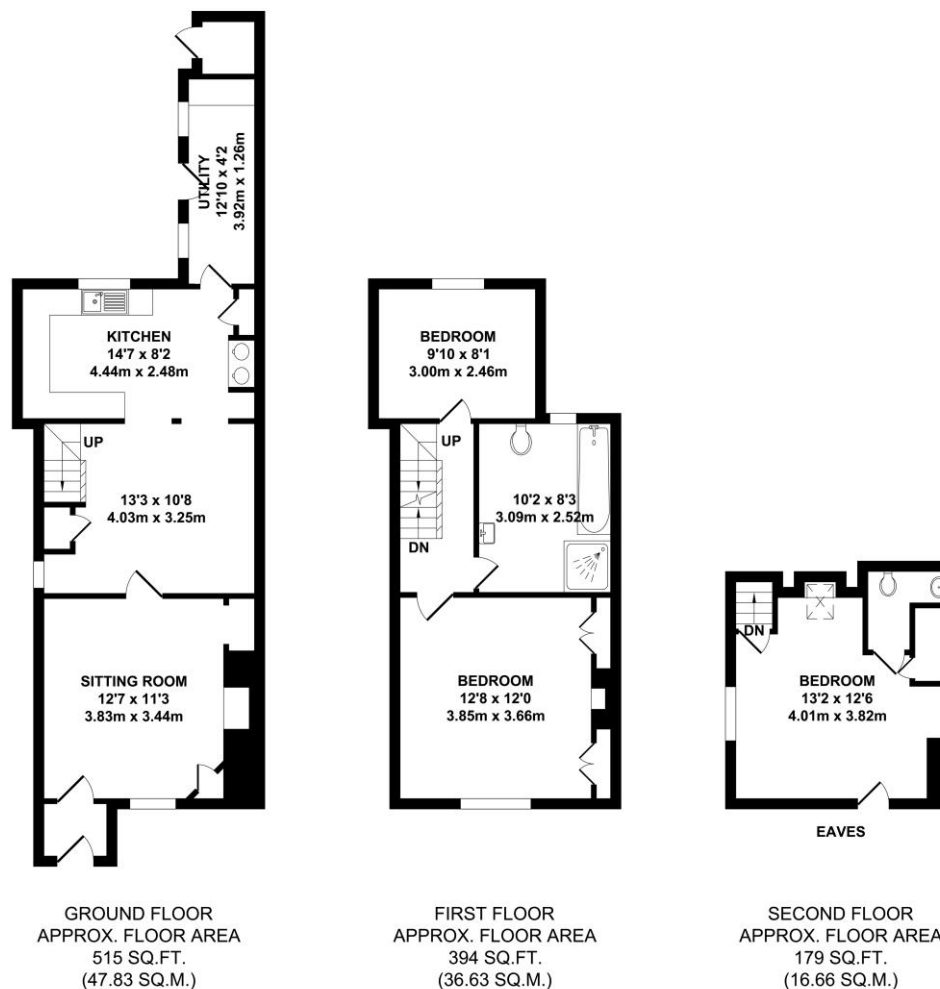
Council Tax Band E

Double Glazed Windows

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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TOTAL APPROX. FLOOR AREA 1088 SQ.FT. (101.12 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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