



Great Elms, Hadlow, Kent, TN11 0HS

Guide Price £475,000 - £500,000

When experience counts...

est. 1828
bracketts

Bracketts are delighted to offer this opportunity to purchase a Gough Cooper T1 cottage style semi detached house. Forming part of a popular road in the favored village of Hadlow 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. Internally the property comprises entrance hall, sitting room dining room and kitchen. To the first floor there is a family bathroom, separate WC and three bedrooms. Externally there is an established rear garden mainly laid to lawn with mature shrubs, trees & borders. To the front an integral garage and block paved driveway to front. We recommend viewing at your earliest convenience.

Three Bedrooms

Gough Cooper Semi Detached
Family Home

Sought After Location Close to
Village Centre

Two Reception Rooms

Kitchen

Integral Garage & Driveway

Established Rear Garden

Close to Local Amenities & Road
Netowrks

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 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 D

Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



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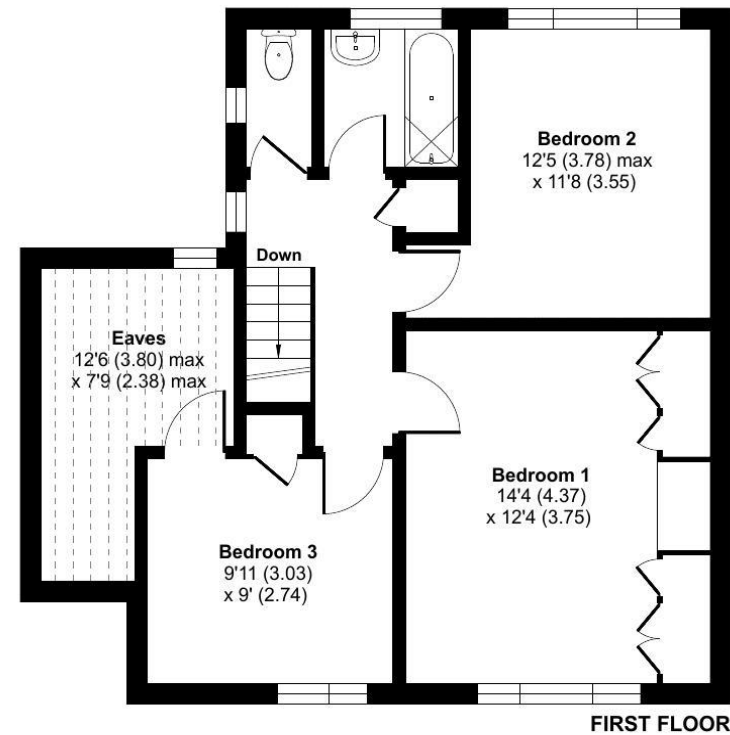
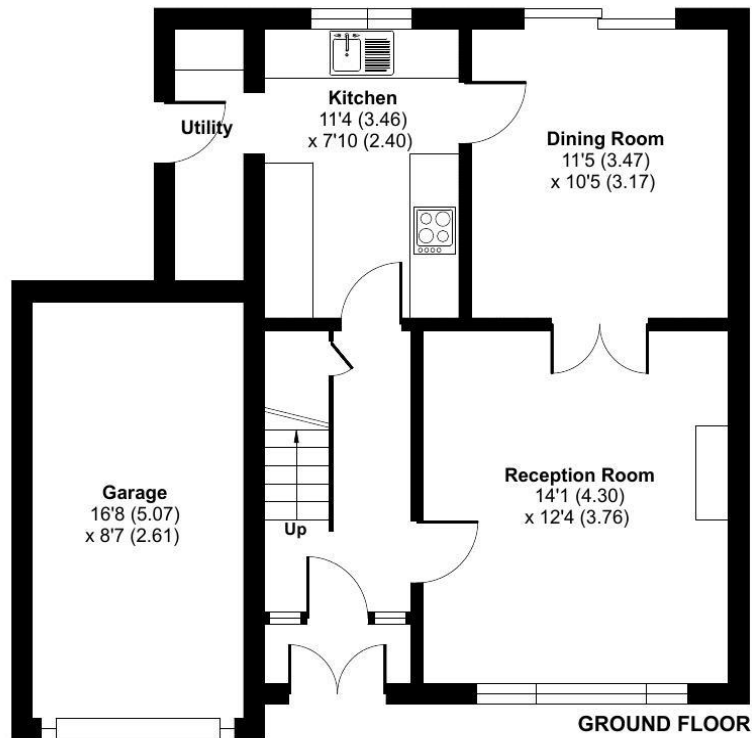
Approximate Area = 1054 sq ft / 97.9 sq m

Limited Use Area(s) = 84 sq ft / 7.8 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1280 sq ft / 118.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bracketts llp. REF: 1298842