



Grays House, High Street, Hadlow, Kent, TN11 0EF

Guide Price £500,000 - £525,000

When experience counts...

est. 1828
bracketts

Offered for sale is this beautiful period family home situated in the village centre of Hadlow. The property is arranged over three floors, boasts a wealth of character features and benefits from being redecorated throughout. Which benefits from a good range of local services including a doctor's surgery, dentist, school, chemist, post office, several shops, pubs, a charming tearoom, and Norman church. A more comprehensive range of educational, recreational and shopping facilities, together with main line station serving London Cannon Street/Charing Cross can be found at both Tonbridge and Sevenoaks. Internally the property comprises, entrance hall with terracotta tiled flooring, sitting room with feature fireplace & exposed wooden beams, dining room with feature terracotta tiled flooring & further exposed beams, modernised solid wood kitchen with integral appliances & ceramic butler sink, inner lobby leads to study area / playroom. The dining room, kitchen & study all look over and access the inner courtyard with raised brick planters. To the first floor there is a family bathroom and two double bedrooms. To the second floor, two further bedrooms one with en suite bathroom. The property is offered with no onward chain and we recommend viewing at your earliest convenience.

Four Bedrooms - Two Bathrooms

Period End Terrace Family Home

Recently Redecorated
Throughout

Central Village Location - Close to
Local Amenities

Sitting Room

Dining Room

Study / Playroom

Arranged Over Three Floors

Internal Courtyard Garden

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 E

Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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TOTAL APPROX. FLOOR AREA 1808 SQ.FT. (168.01 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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