

Tudor House, 133 Hadlow Road, Tonbridge, Kent, TN9 1QE
Guide Price: £1,250,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS





*Substantial Detached Extended Character Family Home
*Four Double Bedrooms
*Walking Distance to High Street, Station & Local Amenities
*Inviting Sitting Room *Family Room & Bi-Folds to Terrace
*TV Room/Snug *Striking Open Plan Kitchen/Breakfast Room Extension with Vaulted Ceiling
*Utility Room & Integral Single Garage *Main Bedroom with En-Suite
*Contemporary Family Bathroom & Ground Floor Cloakroom
*Extensive Block Paved Driveway with EV Point
*Stunning Landscaped Rear Gardens with Timber Garden Room/Office

Description

This substantial detached four bedroom extended family home is conveniently situated on the northern fringes of Tonbridge. Dating back to the 1930's in a mock Tudor style with later additions this delightful prospect combines character with contemporary open plan living spaces, beautifully presented throughout with expertly landscaped gardens and timber cabin/home office, perfect for modern family life.

Accommodation

- This delightful family home is set well back from the road and approached over an extensive block paved driveway with steps leading to the composite front door with enclosed entrance lobby. The welcoming entrance hallway connects the principal reception rooms with elegant staircase, attractive papered feature walls and modern cloakroom. To the right of the hallway is the television room/snug with aspect to front and stripped wooden flooring, also connecting to the kitchen/dining room.

- Formal sitting room with aspect to front and focal fireplace woodburning stove, picture rail and smart herringbone Amtico flooring which extends from the hallway and into the family room. Timber and glazed bifolds open to the:-

- Bright family room with large bifolds opening to the rear terrace, ideal for seamless summer entertaining. An open archway connects to the:-

- Kitchen/dining room forming the hub of the home, vaulted ceiling with skylights and picture windows overlooking the garden with automated sensor blinds flooding the room with natural light. Kitchen finished in a cream shaker style by Benchmark finished with quartz worktops enjoying a comprehensive range of wall mounted cabinets and base units of cupboards and drawers including a central island/breakfast bar. Appliances include a smart Rangemaster gas cooker, fully integrated full height fridge and freezer and integrated dishwasher. A door leads to the utility room with further units and space for washing machine and tumble dryer, steps lead to a door providing side access and integral garage.

- To the first floor the property boasts four bedrooms, delightful landing with access to a charming Juliette balcony with delightful views over the garden. Airing cupboard and access to loft space via hatch, and character painted panelled latched doors. Spacious coordinating ensuite and family bathroom with luxury fittings and neutral tiling both having separate shower enclosures.

- Three further double bedrooms with attractive papered walls, comprehensive fitted wardrobes and air conditioning units with a smaller double, completing the generous first floor accommodation.

- Landscaped front garden with extensive block paved driveway and turning area, shrub/flower borders and low retaining front wall. Single integral garage with wooden doors to front, power and light, housing Worcester gas fired boiler, water cylinder, solar control panel and batteries.

- Beautifully landscaped rear garden with walled terrace and Maze pergola, ideal for al fresco dining with steps leading to level lawns, bordered with mature shrubs/ flowers providing a variety of interest. External tap, power sockets and lighting, access on both sides to the front, one with useful additional storage shed.

- Top section of garden ideal for those with green fingers with fruit and vegetable beds, greenhouse, garden shed, log store and fishpond, divided by picket fencing and pretty rose arbours. Timber garden cabin/home office with power and light and air conditioning unit.

- Services & Points of Note: All mains services. Gas central heating, 2yr old Worcester gas boiler. Double glazed windows, leaded light to the front elevation. Privately owned Growatt solar panels and storage batteries.

- Council Tax Band: F - Tonbridge & Malling Council.

- EPC: B

Situation

The property is situated on the northern fringes of Tonbridge on the Hadlow Road, providing a good range of local amenities at Martin Hardie Way and local bus services and networks. The property is also in a great location for the sought after local schools, the retail park, high street and main line station as well as scenic countryside and riverside walks. Tonbridge town offers comprehensive shopping, educational and recreational facilities, and mainline station to London (London Bridge/Cannon Street/Charing Cross). The M20 and M25 Motorways are accessed via the A26 and A21. The area is well served by primary and secondary schools in both the state and private sectors, including grammar schools and colleges. Leisure facilities in the area include Poult Wood Golf Club and the Angel Leisure Centre in Tonbridge. The nearby village of Hadlow is situated within a conservation area, surrounded by countryside and with many buildings of interest including the historic St Mary's church and the Hadlow Folly.

Viewing Strictly By Appointment

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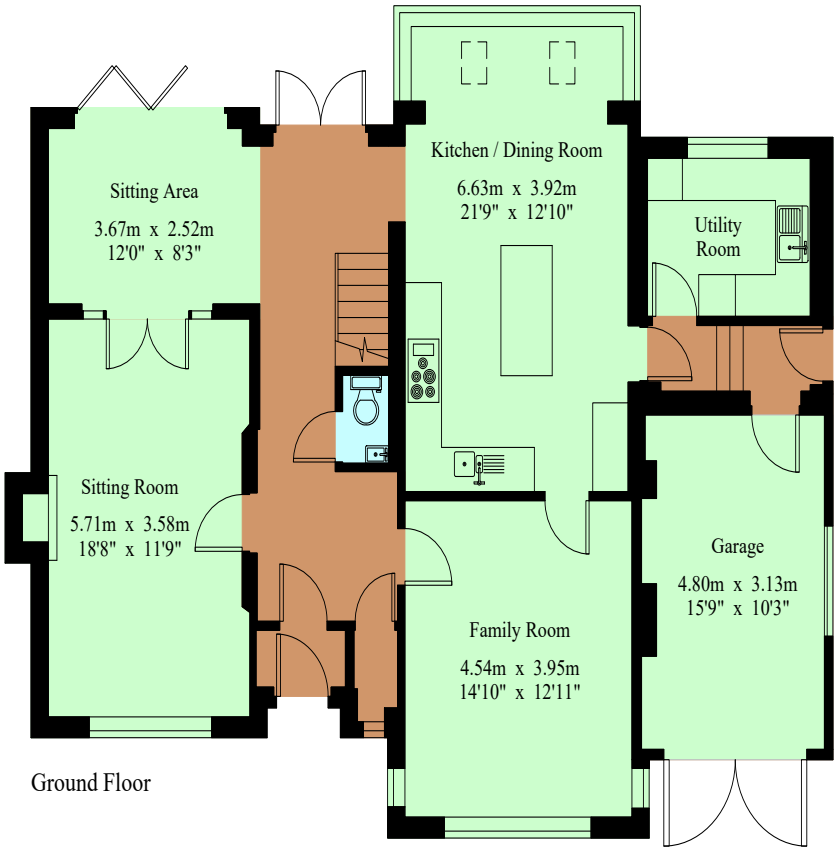




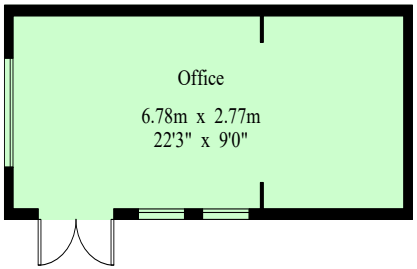


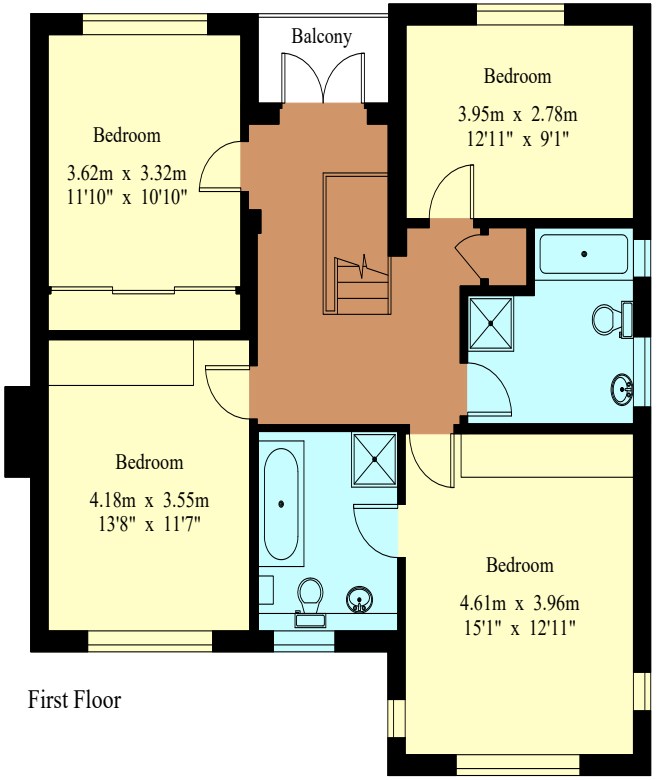
133 Hadlow Road

House - Gross Internal Area : 215.1sq.m (2315 sq.ft.)
(Including Garage)
Office - Gross Internal Area : 18.8 sq.m (202 sq.ft.)



Ground Floor





First Floor

2 4 6 8 10 Feet
1 2 3 Metres

For Identification Purposes Only.

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