



HADLOW

KENT

Guide Price £535,000 Freehold

JACKSON-STOPS



**18 GREAT ELMS
HADLOW, TONBRIDGE, KENT
TN11 0HT**

FAMILY HOME WITH OPEN-PLAN LIVING/DINING ROOM AND SECOND RECEPTION ROOM, SET IN A QUIET NO- THROUGH ROAD IN HADLOW VILLAGE, CLOSE TO LOCAL AMENITIES AND PRIMARY SCHOOL



DESCRIPTION

A charming three-bedroom, two reception room semi-detached Gough Cooper-designed family home of 1262 sq ft, quietly positioned in the village of Hadlow. Offering open-plan living and dining, a garden and private parking, the property is conveniently located close to village amenities and local schools.

Planning permission for a ground floor rear and side extension.
Planning Ref: 25/02061/FL

FEATURES

- Enter the property via a wisteria-covered porch into the welcoming entrance hall, with original parquet flooring and views through to the kitchen and garden.
- On one side is the spacious sitting room with large window to the front, featuring a brick fireplace and wood-burning stove. Glazed doors open fully into the dining room, with wooden flooring and patio doors leading onto the garden and terrace, creating a versatile space for entertaining.
- Adjacent to the dining room and accessed from both the dining room and entrance hall, the kitchen overlooks the garden and is fitted with contemporary cream gloss units, an integrated electric hob, oven and Neff dishwasher, with space for a tall fridge freezer. A useful alcove leads to the utility area, with space for a washing machine and tumble dryer, together with garden access.
- To the other side of the entrance hall is a versatile second reception room with triple aspect windows and built-in storage. Currently used as a playroom, it could equally serve as a home office, snug or additional reception space.
- To the first floor, the principal bedroom is positioned to the front of the house and features a striking wooden feature wall, creating a focal point, together with ample space for wardrobes.
- A second spacious double bedroom enjoys views over the garden and offers space for wardrobes.

- The third bedroom overlooks the front and benefits from built-in wardrobe and a walk-in eaves storage room, which could be used as a dressing room, workstation or child's den/study (restricted head height).
- The garden is mainly laid to lawn, with mature trees and shrubs, a terrace adjoining the house and a further dining area beneath a pergola. There are also two sheds. To the front, the brick-paved driveway provides ample parking for three cars and benefits from an EV charging point.

SITUATION

The property is situated in a Cul de sac in Hadlow, a quaint village offering good local facilities including a post office/convenience store, grocers/off-licence, hairdressers, pharmacy, village bakers, medical centre and primary school. There is also a vintage homeware shop with cafe and the Agricultural College.

Tonbridge High Street and industrial estate is only 4 miles away with a handy bus route linking the two. Sevenoaks, West Malling and Maidstone are also within about a 25 minute drive or less. There are supermarkets in Tonbridge and Kings Hill. Bluewater is only about 22 miles to the North.

Tonbridge (4.5 Miles) or Hildenborough stations have fast and frequent services to London Charring Cross or Cannon Street (Tonbridge to London Bridge from 32 minutes). West Malling station has services to London Victoria in about an hour.

There is a primary school in Hadlow and others in the surrounding villages as well as two nurseries, rural school and agricultural college. Tonbridge, Tunbridge Wells and Maidstone all have grammar schools. Tonbridge also has a highly regarded public school for boys and two popular preparatory schools.

Road connections are good with access to the M20 and M26 only about 7.9 miles to the North, thereby connecting to the M25, international ports and airports.



PROPERTY INFORMATION

- Services: Mains gas, electricity, water and drains.
- Local Authority: Tonbridge & Malling Borough Council, 01732 844522
- Council Tax band: D (£2,493.81 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01732 740600

DIRECTIONS

From Tonbridge High Street head north and turn right onto Bordyke and continue for 4 miles towards Hadlow and turn left into Great Elms after passing the village school. Number 18 can be found on the right-hand side.

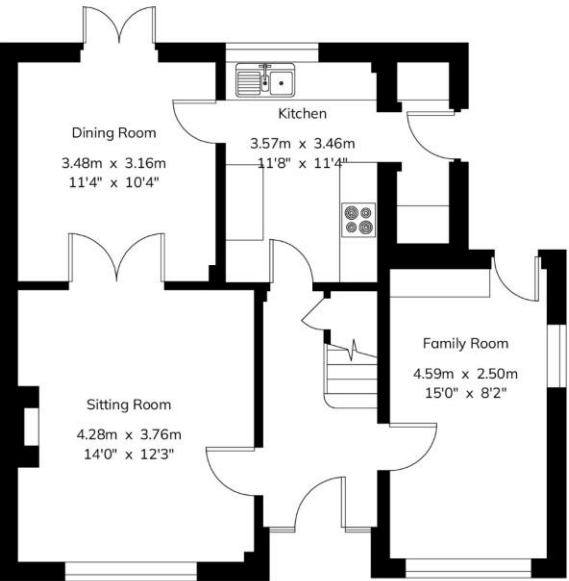


IMPORTANT NOTICE

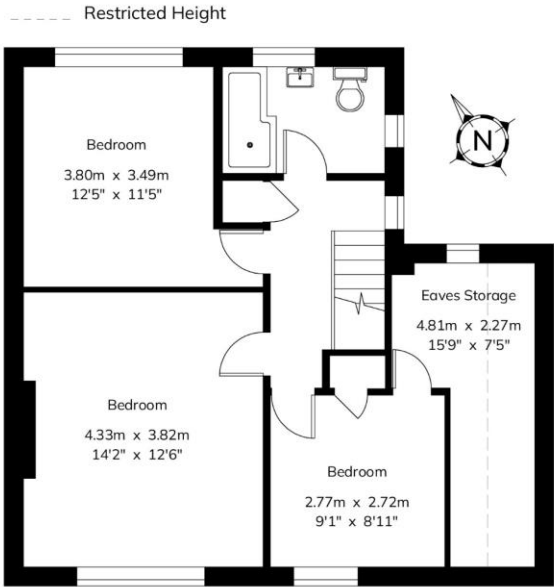
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

18 Great Elms

Gross Internal Area : 117.3 sq.m (1262 sq.ft.)



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		

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