



## Striking Grade II listed apartment of character & style

**Cobbs, Caxton Place, Court Lane, Hadlow, Tonbridge, Kent, TN11 0JU**

**Offers in the region of £450,000 Share of Freehold**



- Exclusive development • Spacious & well-presented accommodation • Semi-rural location • Tonbridge station approx. 4.9 miles • Hadlow approx. 1 mile • Two bedrooms • Two bathrooms
- Superb communal grounds • Two allocated spaces & visitor parking

### Local Information

Cobbs is situated in an exclusive private development in a delightful semi-rural setting. Hadlow village is located within 1 mile, and provides a doctor’s surgery, post office, newsagent, grocery store, primary school, church and public houses.

- Comprehensive Shopping: Tonbridge (4.4 miles), Sevenoaks, Tunbridge Wells & Bluewater.

- Mainline Rail Services: Tonbridge (4.9 miles) with services to London Bridge/Cannon Street/Charing Cross.

- Leisure Facilities: David Lloyd, Kings Hill. Nizels Golf & Fitness centre in Hildenborough. Poult Wood Golf Club in Tonbridge. Also in Tonbridge are outdoor and indoor swimming pools and the Angel Leisure Centre.

- All distances are approximate.

### About this property

Cobbs is a striking first floor apartment that forms part of The Malthouse, a beautifully restored Grade II listed property, believed to date from the early 20<sup>th</sup> century. The spacious and well-proportioned accommodation combines superb character features with modern styling. These include modern kitchen and bathroom suites, exposed brick walls, multi pane windows, exposed ceiling and wall timbers and iron pillars. The apartment benefits from superb views over the attractive communal grounds, which include a paddock and lake, and countryside beyond, together with allocated parking spaces and a storage shed.

- The spacious dining hall and elegant double aspect sitting room are ideal for everyday living and formal entertaining.

- The stylish kitchen/breakfast room is fitted with integrated Neff appliances.

- The principal bedroom benefits from a contemporary en suite wet room.

- A further bedroom with built-in wardrobes and a well-appointed family bathroom complete the accommodation.

- Caxton Place is approached via a private road which becomes a gravel driveway sweeping through the development.

**Agent Note:** Exterior images taken July 2016.

### Tenure

Share of Freehold.  
Lease 125 years from 1995.

### Outgoings

Maintenance £800.00 per annum.  
Service charge £800.00 bi-annually.

### Local Authority

Tonbridge & Malling Borough Council. Tax Band ‘F’ 2019/2020 £2,659.35

### Energy Performance

EPC Rating = Exempt

### Viewings

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.





Cobbs, Caxton Place, Court Lane, Hadlow, Tonbridge, TN11  
Gross Internal Area 1310 sq ft, 121.7 m<sup>2</sup>

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Approximate Area = 121.7 sq m / 1310 sq ft  
For identification only. Not to scale.  
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**First Floor**

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
[fourwalls-group.com](https://www.fourwalls-group.com) 248800

**Directions:** From Sevenoaks proceed southwards towards Hildenborough on the B245. Continue through Hildenborough and turn left into Dry Hill Park Road (signposted Maidstone). Proceed along this road passing straight over the mini-roundabout and at the end turn left towards Hadlow on the A26. When you reach the centre of Hadlow village, drive past the traffic lights and turn right onto Court Lane. Proceed for approx. 0.3 miles and turn right, sign posted Caxton Place. Follow the private road and when you reach the development, Cobbs is located within The Malt House, a building towards the centre, on the left hand side.

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