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A unique and intriguing conversion

It provides surprises in so many ways

This is a home for living life in

It offers something for all seasons

The Details

Open Plan Living
Sitting Area
Dining Area
Kitchen
Utility Room
Cloakroom
Master Bedroom
Guest Bedroom
Shower Room
Large Garden
Courtyard
Parking Area
Ground Source Heat pump
Underfloor Heating
Chain Free Sale

In 2012 the owners of this wonderful home finally started the process of realising a dream.

They had been living in a number of rental properties whilst searching for the ideal place to settle. Everything is about first impressions and the old stable block, sat where it was, bathed in sunshine, just seemed to shout 'buy me' and it captured their hearts.

There must have been an incredible air of excitement as the project progressed, there was probably a fair amount of mess too. I can't imagine what the grounds looked like as the trenches were dug for the ground source heat pump. Looking around now you wouldn't believe this area had been a building site. What you will believe is that the owners had a vision and a sense of how they would enjoy time in their new home.

It's very easy to miss the entrance, turn off into Blackmans lane and the drive is almost hidden. Once you've found it you'll make your way to the expansive parking area and a demure exterior that manages to intrigue but belies the delights you'll find inside.

Open the door, step in and you'll be greeted by an expanse of space that will excite any lover of open plan living. The wall of glass that, with bi-fold doors, opens onto the large courtyard just screams sun trap. I defy you to not instantly be reaching for a glass of wine and some nibbles it's so inviting.

You can tell straight away this home is about sharing, whatever the time of year it is a place for friends and family to come and spend an afternoon or evening with you. Underfloor heating provides a sense of comfort that you'll cherish. The wood burner stands proud overlooking the sitting area and will provide that comforting glow to accompany spring evenings and winter nights.

Being open plan this living area allows for a variety of tastes, traditional furniture, modern, antique, it will all work beautifully and life will flow from armchair to cooking area and beyond. Hot summer days will be wonderful as you throw open the French doors from the kitchen. They overlook the main garden, a decorative formal part first of all then stretching out to a wide grass area that draws the eye.

We've already mentioned the courtyard which the main bedroom also overlooks, throwing open the double doors for a moment to enjoy a morning coffee and newspaper somehow adds to the



Opening the front door brings you into a special experience.



A local artist and friend gave the kitchen a unique character and design.

enjoyment and uniqueness. Just walking along the hallway past the glass windows overlooking the patio makes you feel good.

This home was designed as an escape, somewhere for the owners to enjoy and it focusses on the living space. There is a utility room for practicality and to keep the kitchen a true kitchen. There is a cloakroom for visitors to use and a lovely shower room which could easily house a bath instead but for the owners was by far the more practical and enjoyable choice. 'We never get the chance for a soak in a bath' was running through their minds as they planned it.

The kitchen has its own story, a friend, a local artist had a hand in designing something with a unique look and feel, just another element that adds to the charm.

Home is also about living your life outside of the property. Hadlow village with its famous folly is on the doorstep, the owners say it's a five-minute walk away. They have spent many visits to Hadlow Agricultural College taking inspiration from the beautiful Broadview Gardens. The impressive Hadlow Tower can be seen in the distance from the back garden of the Stables

The village has a strong community supporting a baker, greengrocer and butcher. General stores, one with Post Office, a restaurant and hairdressers make this a practical location. Wander along to the pretty church for a scene that seems timeless.

Looking further afield Tonbridge is on your doorstep with a main line railway station serving London and the coast. Do the daily commute, head up for a show or take a train to Ashford International station and Eurostar across to the continent. There are numerous pubs to explore amidst beautiful wealden countryside, plenty to keep you occupied for many outings.

Do the owners have any regrets? 'Only that we're leaving too soon, everything has been amazing but the opportunity to realise another dream, retiring to France, presented itself much sooner than we imagined. We followed our hearts here to Hadlow and it was a superb decision, a period of time we'll cherish and we're sure the new owners will be equally as happy.'

This home really is a one off, intriguing, special and with the benefit of 'green' heating it demands consideration. It's not somewhere for those who want lots of accommodation, it's a home for those who want to enjoy living life and need a large living area to make the most of.

This home is available for viewing by appointment through Graham John Estate Agents.

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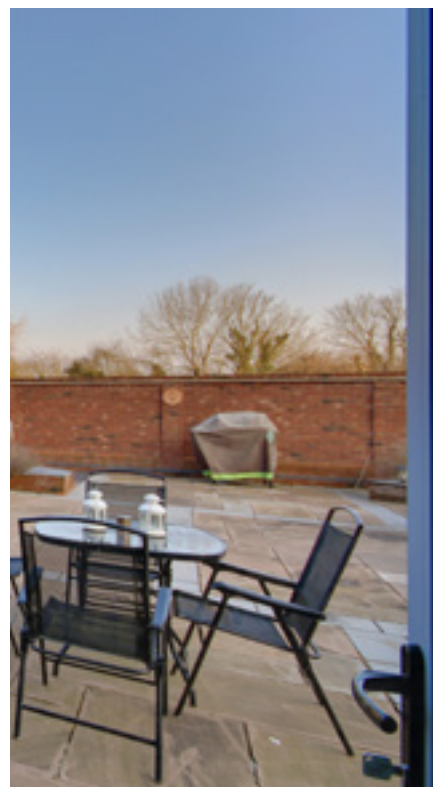
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Whatever the time of day you'll find yourself drawn to the courtyard



The living room connects beautifully with the outside space and life will flow between them



The array of glass means you never ignore the outside.

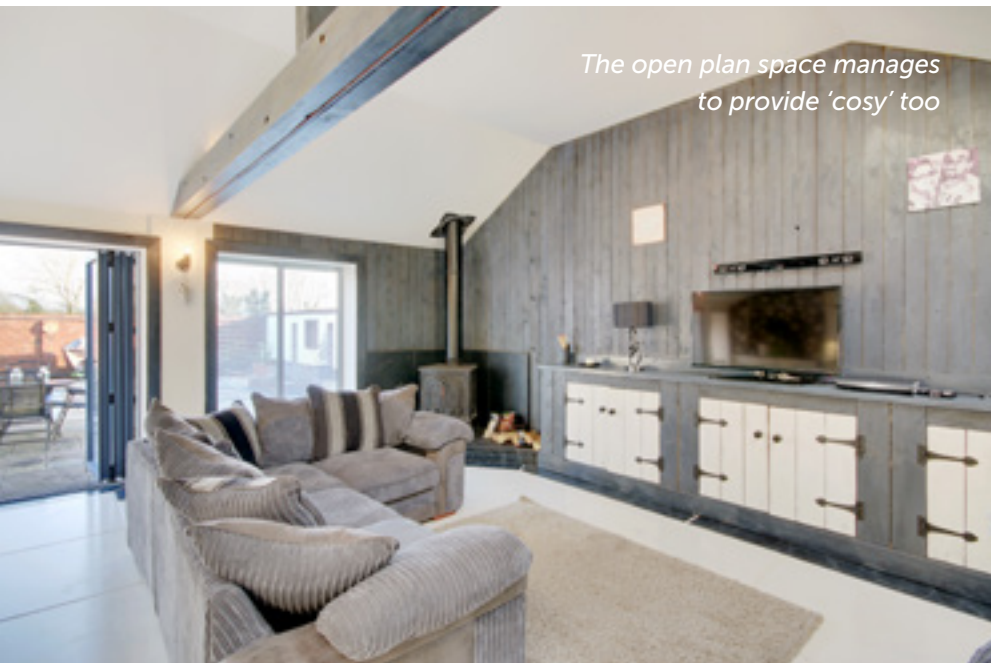
Here you'll find yourself stealing quiet moments to yourself and enjoying them every bit as much as the busy get togethers with friends and family

Everywhere you turn you are involved with the garden, it's a delight to be here.

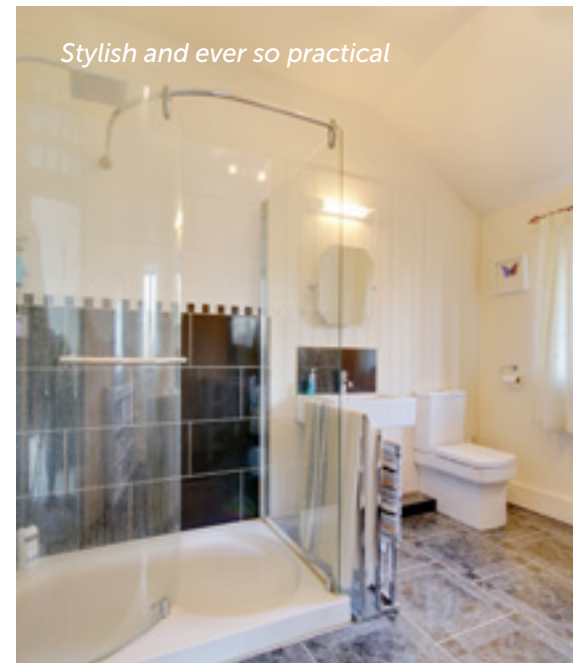




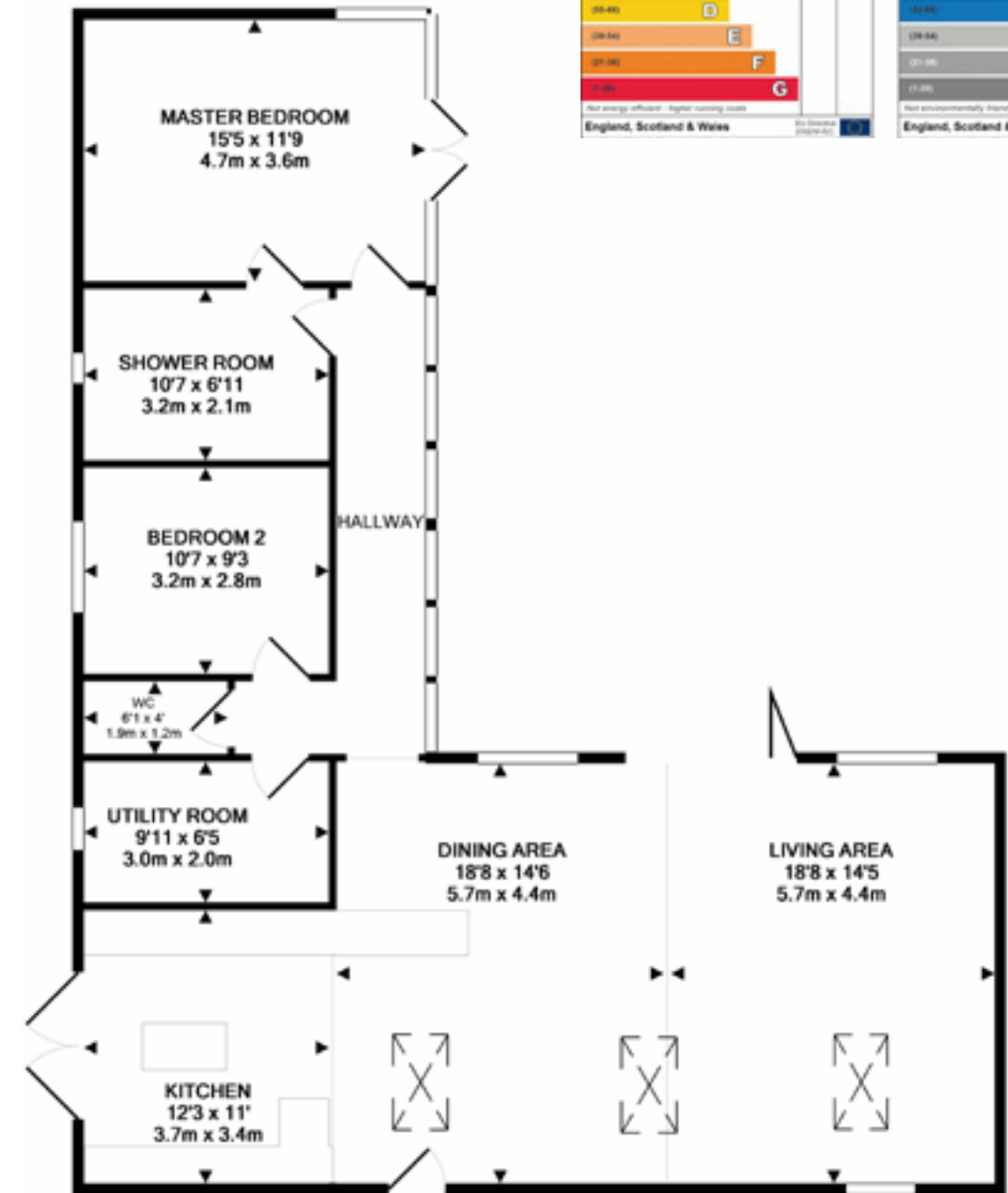
What a fabulous environment to wake up in



The open plan space manages to provide 'cosy' too

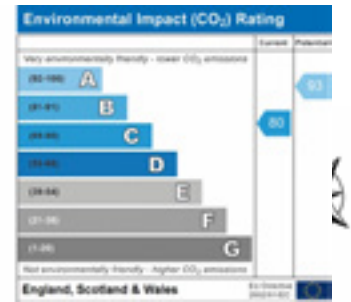
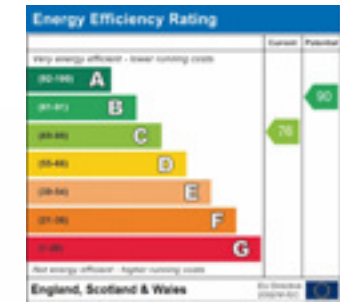


Stylish and ever so practical



TOTAL APPROX. FLOOR AREA 1239 SQ.FT. (115.1 SQ.M.)

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The grounds offer
great opportunity
for the avid
gardener



How will you use this wonderful space? It provides so much opportunity for the interior designer within.

One of the nicest aspects of any home is getting to know the area around you. Hadlow has a welcoming close-knit community. There are so many things to do on your doorstep that you'll be forever exploring. Stretch further afield and

you will visit Royal Tunbridge Wells, Sevenoaks and numerous quaint villages in between. Country walks, pub lunches and sports activities, all can absorb your time and help make life here very special. ■

Dinner at the table or coffee at the breakfast bar, there is so much opportunity to make special moments.