



**Grovehurst Lane**  
Horsmonden TN12 8BA  
Guide Price £650,000



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**COUNTRY HOMES**

## Horsmonden TN12 8BA

KHP Country Homes are delighted to bring to the market this beautiful Grade II Listed semi-detached character cottage, perfect for those seeking a peaceful retreat in a sought-after village location.

This inviting property boasts two spacious reception rooms, downstairs shower room, utility area and large kitchen making it an ideal setting for family meals and gatherings.

The house features three comfortable bedrooms, the master with a large walk-in wardrobe space. As you can see from the photos, in addition to the shower room there is also a family bathroom, providing convenience and practicality for all.

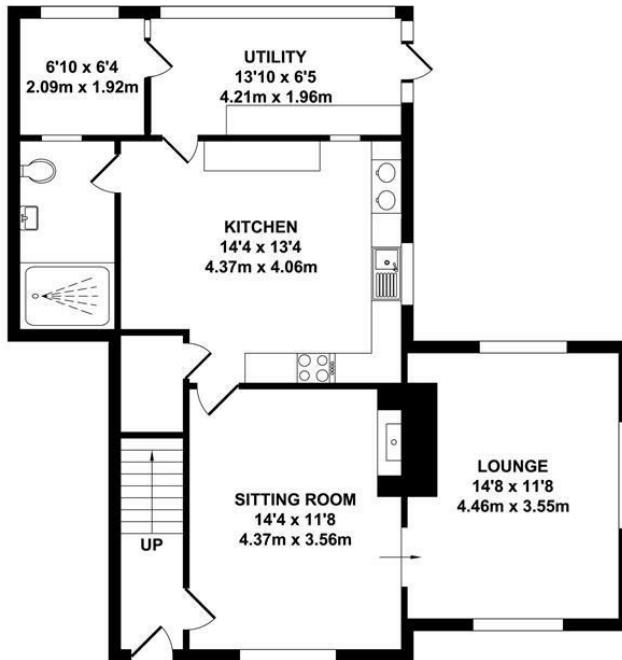
One of the standout features of this property is the stunning garden which wraps around the property on three sides. This beautiful space has been professionally designed and comprises an orchard, patio area, vegetable garden and soft fruit beds. There is an abundance of mature trees, shrubs and plants and generous parking facilities, with a double garage and a driveway which can accommodate several vehicles, ensuring both residents and visitors can enjoy hassle-free parking.

Set in a lovely community, this home is surrounded by the natural beauty of the Kent countryside, while still being within easy reach of local amenities and transport links. Whether you are looking to settle down in a serene environment or seeking a family home with plenty of space, this property on Grovehurst Lane is a wonderful opportunity not to be missed. The property is located within the Cranbrook catchment area for the primary and nursery schools. There is a good range of shops including the award winning Heath Stores. Other facilities include a pharmacy, hairdressers, pub/restaurant, village hall, social club, tennis and cricket clubs, doctors surgery and bus service. The larger town of Tunbridge Wells is a short drive away offering excellent schooling, mainline station and various shopping and leisure facilities.

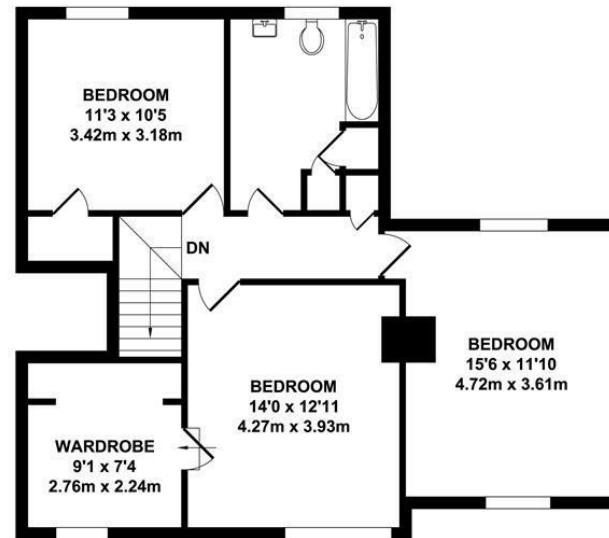
Call now to arrange your viewing.

- Three bed character cottage
- Stunning gardens
- Kitchen
- Two reception rooms
- Downstairs shower room
- Utility
- Driveway plus garage
- Sought-after village location
- Local amenities close by
- Early viewing highly encouraged

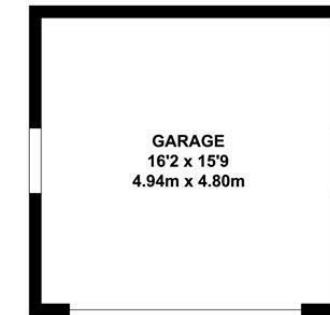




GROUND FLOOR  
APPROX. FLOOR AREA  
807 SQ.FT.  
(74.98 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
706 SQ.FT.  
(65.63 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
255 SQ.FT.  
(23.71 SQ.M.)

### TOTAL APPROX. FLOOR AREA 1769 SQ.FT. (164.32 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(16-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		61	78
England & Wales			





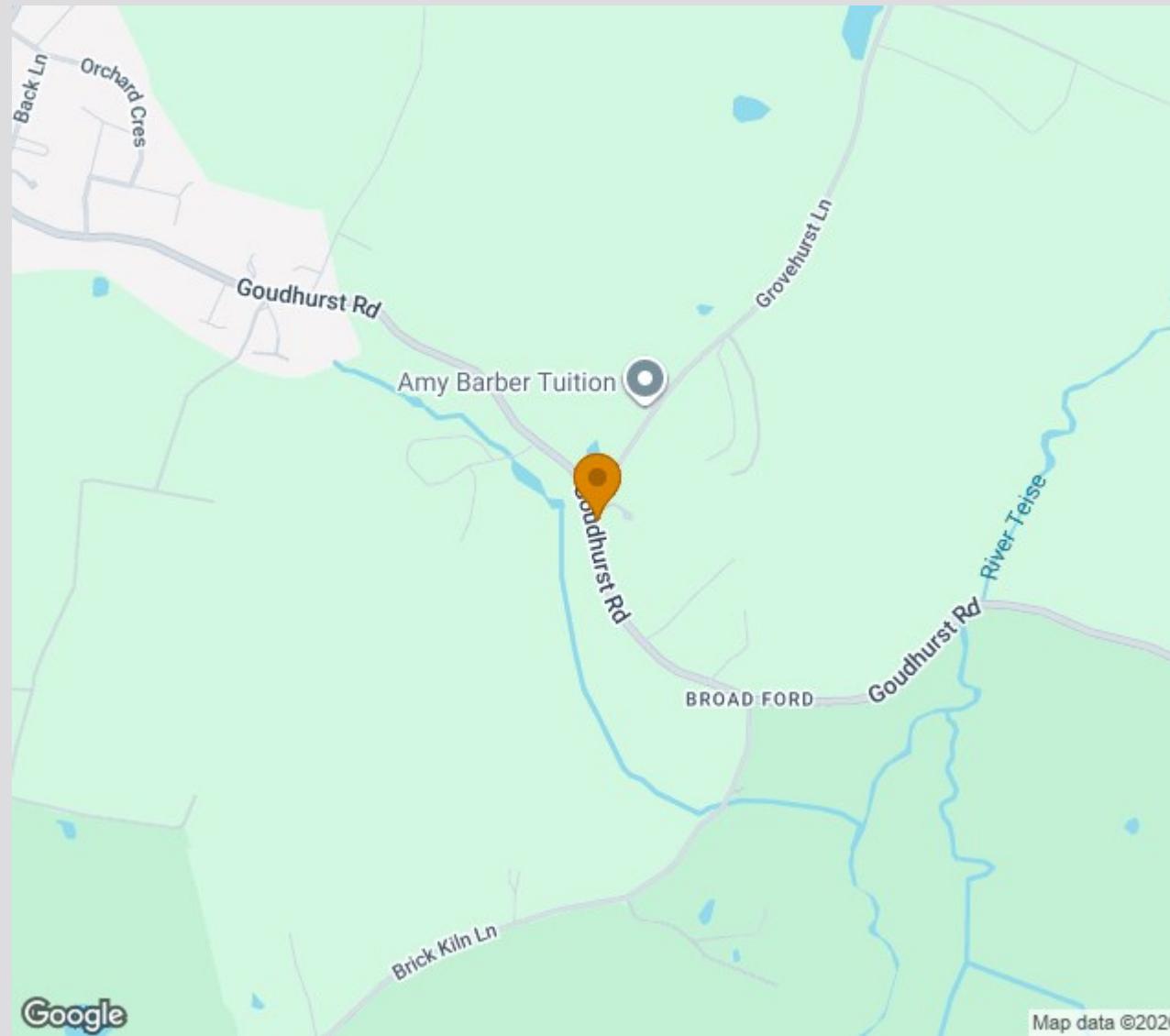
## Location Map

Tenure: Freehold

Council tax band: E

### AML PW

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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