



Crofters
School House Lane | Horsmonden | Tonbridge | TN12 8BW

FINE & COUNTRY





Step inside

Crofters

This high quality modern detached family home was built in the traditional style in 2021 and is immediately available with no forward chain. It is located in a cul-de-sac just off a charming country lane in a rural environment close to a farm and surrounded by orchards. With its attractive brickwork, pitched roof dormers with bargeboards and finials, multi-pane casement windows and sloping roof veranda style porch it has immediate appeal even before you cross the threshold.

There is a wide frontage, where you can park at least three or four cars, that leads to the attractive white front door with a glass insert and opens into the welcoming entrance hall with wood flooring and underfloor heating that flows throughout the ground floor, while Bluetooth speakers are available in some of the downstairs rooms. There is a cloakroom and fitted utility room with laundry facilities as well as a staircase to the first floor and access to the superb dual aspect family living space that includes a wide archway between the kitchen and the sitting room/dining room providing an open plan feel, while still allowing for a discreet separation.

The lovely light and bright dual aspect kitchen includes plenty of flat fronted units housing an induction hob, built in oven and microwave, integrated dishwasher and additional stand-alone appliances. It also has a stable door to the rear garden. While the spacious sitting room/dining room has a wall of fitted bookshelves with half height cupboards, uplighting and a charming banquette seat, ideal for sitting and reading with the children. There are also four bi-fold doors to the large and slightly raised rear terrace and when the doors are open it virtually appears to double the size of the room and provides an excellent overall entertainment space.

Upstairs there is a corridor style galleried landing with access to the boarded loft that provides plenty of storage facilities. The corridor leads to the attractive, partially vaulted family bathroom with a vanity basin and to four double bedrooms with delightful rural views. One is currently in use as an office and the principal includes fitted wardrobes and an ensuite shower room.

At the front of the property there is a south facing patio that is a real suntrap and is bordered by grassy areas that continue round to the rear of the property where the spacious main rear garden is delightfully cool in the heat and includes a terrace that is ideal for barbecues and al fresco dining. As the garden is primarily laid to lawn it is very easy to manage, while the whole plot is surrounded by a mix of close board fencing and red brick wall providing privacy and security. The house is also energy efficient with excellent insulation and an air source heat pump that provides all the hot water. The entire property is run on electricity with no need for oil or gas.



Seller Insight

“ We were actually able to watch this house being built and we were incredibly impressed with the quality of the build and the traditional materials used. We love the rural location with far reaching views across the Weald for about 10 miles and just a few houses in a quiet and peaceful cul de sac that is very safe for children and pets. As we have two young boys that aspect was very important, as it is for our friendly neighbours who also have young families. It is great that we can go for lovely walks around the nearby orchards but, at the same time, although we are a picturesque country environment, we are not isolated as we are only four minutes' drive from Horsmonden. While during the summer we can also enjoy amazing Spitfire aerial displays and, if you want somewhere to have a great meal, visit the excellent Poet pub in nearby Matfield. We are also in the catchment areas for Cranbrook Grammar School and Goudhurst Primary Schools. There are also excellent private schools as well as first class shops, entertainment and sports facilities in Tonbridge and Tunbridge Wells, while Rye and the coast are only about an hour away.”

The village lies on the Lamberhurst to Maidstone road, surrounded by orchards and farmland and bordered by the River Teise. It came to prominence as an important centre for the post-medieval iron industry and the Furnace Pond is the largest of the artificial lakes in the area to provide power for the iron works but is now a pleasant spot for fishing, bird watching and walking. Many period properties surround the large village green as do the local shops that include a convenience store and a post office as well as a pharmacy and hairdresser. There is also a vintner and a bakery as well as a good primary school and kindergarten and a village hall that offers a variety of activities to suit all age groups together with a sports ground and a tennis club.

Buses provide access to a number of towns and villages as well as Cranbrook and the spa town of Royal Tunbridge Wells, while the nearest station is Paddock Wood where trains can whisk you to Charing Cross in 51 minutes and Cannon Street in 55 minutes. Paddock Wood also includes a department store, Waitrose, individual shops, bars and restaurants as well as two good primary schools and a good secondary school.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road	
Matfield	4.6 miles
Paddock Wood	5.5 miles
Tonbridge	10.8 miles
Tunbridge Wells	10.4 miles
Cranbrook	7.7 miles
Dover Docks	48.1 miles
Channel Tunnel	35.9 miles
Gatwick Airport	38.2 miles
Charing Cross	53.6 miles

By Train from Paddock Wood	
London Bridge	41 mins
Charing Cross	52 mins
Ashford International	27 mins

Leisure Clubs & Facilities

Horsmonden Cricket Club	07805 245362
Horsmonden Lawn Tennis Club	07726 160539
Horsmonden Football Club	
Lamberhurst Golf Club	01892 890591

Healthcare

Horsmonden Surgery	01892 722007
Tunbridge Wells Hospital	01622 729000

Education

Primary Schools	
Leigh Academy Horsmonden	01892 722529
Brenchley and Matfield Primary School	01892 722929
St Margaret Clitherow Catholic Primary	01732 358000
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169
Goudhurst Primary school	01580 211365

Secondary Schools	
Mascalls Academy	01892 835366
Tunbridge Wells Girls Grammar	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555
Weald of Kent Grammar School	01732 373500
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555
Cranbrook Grammar School	01580 711800

Entertainment

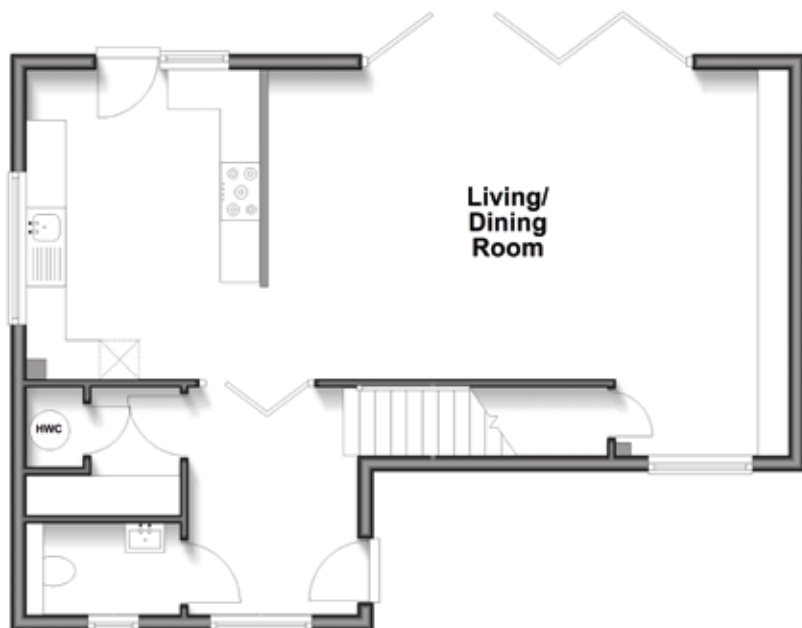
Oast Theatre
The Angel Centre
The Assembly Rooms Theatre
The Hopbine
The Poet
Gun and Spitroast
Lower Ladysden Farm

Local Attractions / Landmarks

Local Attractions/landmarks
Scotney Castle
Hop Farm
Tonbridge Castle
Iron Train Bridge
Spa Valley Railway
Ightham Moat
Sissinghurst and Bodiam National Trust properties

Ground Floor

Approx. 55.9 sq. metres (601.3 sq. feet)



Ground Floor

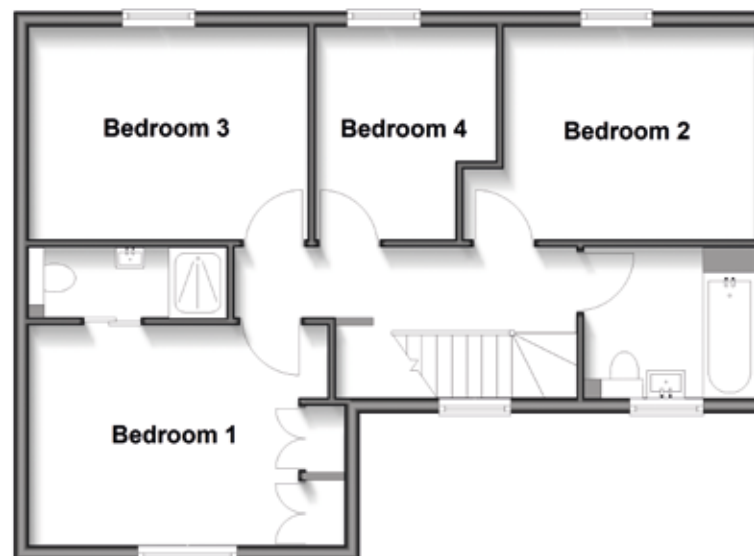
Hall	
Separate WC	
Lobby	
Kitchen	12'11 x 9'9
Living/Dining Room	21'6 x 16'2

First Floor Landing

Bedroom 1	13'11 x 9'8
Ensuite Shower Room	
Bedroom 2	12'4 x 9'4
Bedroom 3	12'6 x 9'4
Bedroom 4	9'4 x 7'10
Landing	
Family Bathroom	7'7 x 6'9

First Floor

Approx. 56.2 sq. metres (604.4 sq. feet)



Council Tax Band: F
Tenure: Freehold



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