



The Lodge

Hayle Farm | Marle Place Road | Horsmonden | Kent | TN12 8DZ

FINE & COUNTRY





Step inside

The Lodge

Set along a tranquil private road forming an exclusive hamlet of just six homes, this charming single-storey detached residence enjoys approximately 0.38 acres of beautifully landscaped gardens surrounded by rolling countryside in the High Weald Area of Outstanding Natural Beauty.

Approached via a neatly kept frontage with a double-length garage and private driveway, the property enjoys a generous green verge and lawn running parallel to the boundary hedge, giving the approach a calm and open feel. The gated entrance opens into a secluded front garden — a peaceful, leafy space with an impressive raised koi pond, brick-paved pathways, and mature shrubs framing the home's welcoming façade. To the left of the house, a further gate opens into the wraparound gardens, revealing sweeping lawns, a large all-weather play area, and a variety of outdoor spaces designed for relaxation and family life.

Inside, a welcoming hallway with built-in storage leads to a cloakroom area ideal for boots and coats, and a well-appointed kitchen fitted with stylish cabinetry, an induction hob with downdraft extractor, oven, and dishwasher. The bright dual-aspect living room offers generous space for both dining and relaxation, centred around a feature fireplace with a wood-burning stove — perfect for a roaring fire and a good book on a winter's evening, or for lowering the cinema screen from the ceiling to transform the room into your own private movie theatre.

There are three bedrooms, including a spacious principal bedroom with fitted wardrobes and furniture, and a bright dual-aspect double currently used as a snug with doors opening directly to the garden. A contemporary family bathroom with a freestanding bath and separate shower completes the interior.

The outdoor space is one of the home's standout features. Alongside the koi pond, there's an above-ground swimming pool, a paved terrace for al-fresco entertaining beneath a vine-covered pergola, a pizza oven, and a large all-weather play area for year-round enjoyment. There is also a sauna – the perfect place to unwind while looking out across the gardens and into the surrounding natural landscape. Additional outbuildings include a substantial workshop and a chicken coop, set among mature trees, flower beds, and lawns that capture the essence of country living.

Designed with sustainability in mind, the property benefits from solar panels on a FITs tariff, where the hot water is assisted by solar energy, while the air-source heat pump provides both heating and hot water. Two electric vehicle chargers add further eco-friendly convenience.



Seller Insight

“The current owners view: “We’ve loved the peace and natural beauty of living here. The garden gets the sun all day, and from the terrace we can watch buzzards, kites, and squirrels while enjoying the open countryside views. At night, the sky fills with stars and we often hear owls calling from the woodland beyond – it’s magical. We can walk for hours with our dog through the surrounding farmland, watching the seasons change – and in the rainy months, seeing the small brooks and waterfalls come to life is our favourite time of the year. It’s so tranquil, yet we’re just minutes from Horsmonden village.”

The village of Horsmonden offers an excellent range of amenities, including a village green, convenience store, pharmacy, doctor’s surgery, and an outstanding primary school. Surrounded by vineyards, orchards, and lakes, it’s a beautiful setting with a thriving community. Popular pubs and restaurants nearby include The Halfway House and The Hopbine Inn, along with sports clubs and a village hall offering a wide range of activities. Regular bus services, including school buses, connect the village with neighbouring towns and schools, providing convenient access for families and commuters alike.

For commuters, Paddock Wood station is a short drive away, providing direct trains to London Bridge in around 45 minutes, with faster services from Tonbridge in just 31 minutes. The home also lies within easy reach of many excellent state and private schools, including the prestigious Cranbrook Grammar School – the only state boarding grammar school in the country.”*

* 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	
Horsmonden	1.4 miles
Brenchley	2.2 miles
Paddock Wood station	4.9 miles
Tonbridge	9.3 miles
Tunbridge Wells	7.7 miles
Dover Docks	49.2miles
Channel Tunnel	37.0 miles
Gatwick Airport	32.0 miles
Charing Cross	50.8 miles
By Train from Paddock Wood	
London Bridge	43 mins
Cannon Street	48 mins
Charing Cross	52 mins
Victoria	1hr 10 mins
By Train from Tonbridge	
London Bridge	31 mins
Charing Cross	42 mins
Victoria	1hr 05 mins
Ashford International	37 mins
Hastings	48 mins

Leisure Clubs & Facilities

Horsmonden Cricket Club	07805 246362
Horsmonden Lawn Tennis Club	07726 160539
Horsmonden Sports Club	07484 864007
Hilden Park Golf Club	01732 833607
Tonbridge School Centre	01732 304111

Healthcare

Horsmonden Surgery	01892 723988
Tunbridge Wells Hospital	01622 729000

Education

Primary Schools	
Leigh Academy Horsmonden	01892 722529
Brenchley & Matfield Primary	01892 722929
Cranbrook Primary School	01580 713249
Kent College Pembury (independent)	01892 822006
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169
Dulwich Cranbrook Preparatory	01580 712179
St Ronans (independent)	01580 752271
Secondary Schools	
Cranbrook Grammar School (day/boarding)	01580 711800
Tonbridge Grammar School	01732 365125
Benenden (independent)	01580 240592
Weald of Kent Grammar School	01732373500
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555
Cranbrook Dulwich (Independent)	01580 712179

Entertainment

The Gun and Spitroast
The Hopbine
The Halfway House
Odeon Cinema complex
The Assembly Rooms Theatre
Trinity Theatre

Local Attractions / Landmarks

Tonbridge Castle
Hever Castle
Chartwell
Penshurst Place
Knole House

Approx. 101.2 sq. metres (1089.7 sq. feet)



Entrance Hall/Boot Room

19'10x 11'10 (6.05m x 3.61m)

12'6 x 11'4 (3.81m x 3.46m)

16'3 x 10'0 (4.96m x 3.05m)

16'5 x 9'11 (5.01m x 3.02m)

10'0" x 9'0" (3.05m x 2.75m)

10'1 x 5'10 (3.08m x 1.78m)

Tandem Garage

Parking Space 2

Wraparound Games

[illegible]

Council Tax Band: E

Tenure: Freehold



**The Property
Ombudsman**



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd) 36 King Street, Maidstone, Kent ME14 1BS. Printed 21.10.2025

FINE & COUNTRY

Fine & Country
Tel: +44 (0)1892 570267
tunbridgewells@fineandcountry.com
20 High Street, Tunbridge Wells, Kent TN1 1UX

