



# Lambert & Foster



## SCHOOL HOUSE COTTAGES

SCHOOL HOUSE LANE | HORSMONDEN

*An opportunity to purchase this three bedroom detached family home benefitting from off road parking and south facing rear garden. Situated down an idyllic country lane yet only two miles from the village of Horsmonden and approximately 5.5 miles from Paddock Wood mainline station and amenities. The property enjoys far reaching views from the first floor bedrooms with the principal bedroom benefitting from a balcony.*

*Offered to the market with NO FORWARD CHAIN.*

**Guide Price £650,000**

FREEHOLD





## 1 SCHOOL HOUSE COTTAGES

SCHOOL HOUSE LANE | HORSMONDEN | TN12 8BN

- A three bedroom detached family home in an idyllic semi-rural location
- Situated in a secluded leafy lane on the outskirts of this Wealden village
- Porch, Kitchen, sitting room, dining room and a downstairs cloakroom
- Private south facing rear garden with a generous front lawn
- Horsmonden 2 miles distant, Paddock Wood 5.5 miles distant and Tunbridge Wells approximately 10 miles distant
- Off-road parking for 2/3 cars and is offered with NO FORWARD CHAIN

**GENERAL: Tenure:** Freehold. **Construction Type:** Brick built under a tiled roof with hung tile to the first floor elevations. **Services & Utilities:** Oil fired central heating with mains water supply and private drainage services connected but not tested. Broadband Connection: Available as superfast broadband. Mobile Coverage: Limited. Further information can be found at [www.ofcom.org.uk](http://www.ofcom.org.uk). **Local authority:** Tunbridge Wells Borough Council. **Council tax:** Band F. **EPC:** E (49).

**Flood & Erosion Risk: Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface water:** Very low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk). If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

**Viewing:** To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



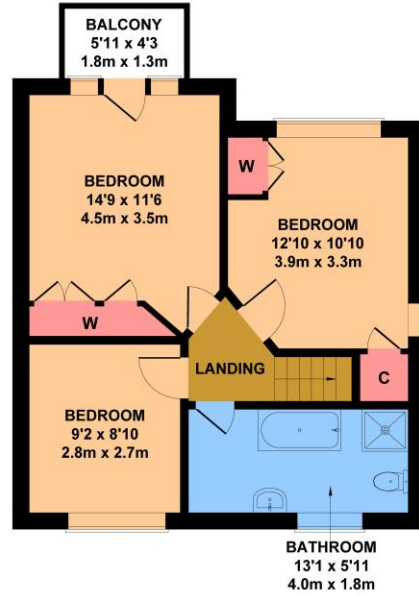


**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

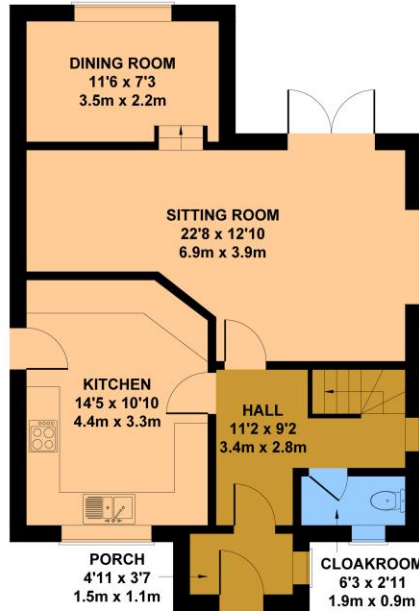


## FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



FIRST FLOOR  
APPROX. FLOOR  
AREA 529 SQ.FT.  
(49.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 625 SQ.FT.  
(58.1 SQ.M.)



Not to Scale. Produced by The Plan Portal 2024  
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## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

**PADDOCK WOOD, KENT**  
Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood,  
Kent TN12 6DS

**CRANBROOK, KENT**  
Tel. 01580 712 888  
Weald Office, 39 High St,  
Cranbrook, Kent  
TN17 3DN

**HYPHE, KENT**  
Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe,  
Kent CT21 4HU

**WADHURST, SUSSEX**  
Tel. 01435 873 999  
Helix House, High Street,  
Wadhurst, East Sussex  
TN5 6AA