



Lambert & Foster



BRICK KILN LANE

HORSMONDEN

An opportunity to purchase a 15th Century attached four double bedroom family home with the accommodation set over three floors benefitting from many original features such as leadlight windows, an inglenook fireplace and exposed beams throughout. Situated down a semi-rural lane on the outskirts of the Wealden village of Horsmonden, the property has good road links via the A21 and is a short drive to local amenities, schools and a mainline station in Paddock Wood approximately 6.5 miles distant. Tunbridge Wells is approximately 10 miles distant. The property benefits from a private driveway offering ample off road parking and a generous garden, mainly laid to lawn with the inclusion of three sheds and a patio area.

Guide Price £625,000

FREEHOLD



THE MILLERS COTTAGE

BRICK KILN LANE | HORSMONDEN | TN12 8ES

- A well presented Grade II listed 15th Century Four bedroom attached family home
- Situated in an enviable semi rural location on the outskirts of the village
- Kitchen, Sitting room, Dining room and a Downstairs shower room
- Family Bathroom to the first floor and Four double bedrooms
- Well proportioned landscaped garden with three sheds and a patio area
- Walking distance to local amenities and only a short drive to major transport links
- Ample off road parking with driveway accessed via electronic gates.

GENERAL: Tenure: Freehold. **Construction Type:** Brick built under a tiled roof with tile hung to the first floor elevations. **Services & Utilities:** Oil fired central heating with mains water supply and mains drainage services connected but not tested. Broadband Connection: Available as Standard and Ultrafast. Mobile Coverage: Available with Okay to good coverage. Further information can be found at www.ofcom.org.uk. **Local authority:** Tunbridge Wells Borough Council. **Council tax:** Band F. **EPC:** N/A Listed

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. If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Tynetalk: 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.

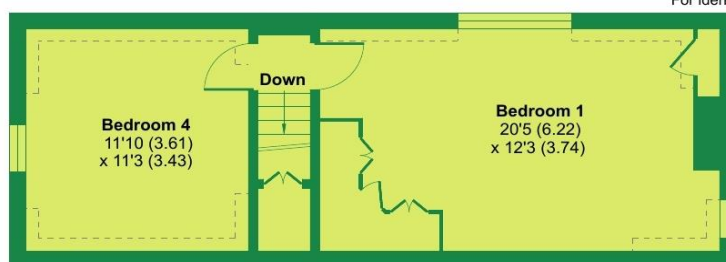
The Millers Cottage, Brick Kiln Lane, Horsmonden,

Approximate Area = 1433 sq ft / 133.1 sq m (excludes store)

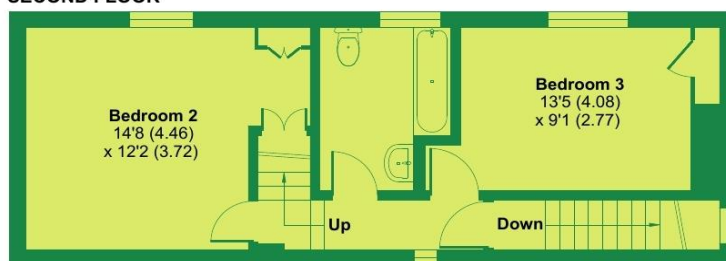
Limited Use Area(s) = 39 sq ft / 3.6 sq m

Total = 1472 sq ft / 136.7 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Lambert and Foster Ltd. REF: 1118951

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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