

Willow Barn

Grovehurst Lane, Horsmonden, Kent



A wonderful Grade II listed family house, set on the edge of a sought-after village and within the Cranbrook School Catchment Area.

Horsmonden 1.3 miles. Goudhurst 2.8 miles. Paddock Wood station 5.1 miles (London Bridge from 44 minutes). Cranbrook 7.4 miles. Tunbridge Wells 9.8 miles (London Bridge from 44 minutes). Tonbridge station 11 miles (London Bridge from 34 minutes). Maidstone 11.8 miles. Gatwick airport 33 miles. Central London 46 miles. (All times and distances approximate)


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Summary of accommodation

Main House

Ground Floor: Entrance hall | Study | Sitting Room | Dining Room/Snug | Family Room | Kitchen/Breakfast Room
Utility/Laundry Room | Boiler Room

First Floor: Principal Bedroom with En Suite Bathroom | Three Further Bedrooms | Family Bathroom

Second Floor: Two Bedrooms, both with En Suite Bathrooms

Garden and Grounds

Lawned Garden | Paved Terrace | Detached Garage | Private parking



Situation

(Distances and times are approximate)

The property is located in a sought-after position on the edge of the picturesque village of Horsmonden which has a good range of local amenities including village shops, coffee shop, pharmacy and doctors' surgery.



Nearby Goudhurst is well known for its pretty centre, ancient church, duck pond, period buildings, inns and restaurants. The pretty Wealden town of Cranbrook is about 6.5 miles away and a comprehensive range of shopping, education and cultural amenities are available in Tunbridge Wells.



For commuters, mainline stations are available at Tonbridge, Paddock Wood and Tunbridge Wells offering a frequent service to London Bridge/ Charing Cross with journey times from 34 minutes.



There is a good choice of schooling in the area and the property lies within the Cranbrook School Catchment Area. Other notable schools include Dulwich Preparatory at Cranbrook, Marlborough House and St Ronan's in Hawkhurst, Benenden School, Holmewood House, Preparatory at Langton Green, Kent College for Girls at Pembury, grammar schools for boys and girls in Tunbridge Wells and Tonbridge, and public schools at Tonbridge and Sevenoaks.



The Property

Willow Barn is a wonderful Grade II listed property offering well-proportioned accommodation, totalling 4,048 sq ft, arranged over three floors. The property is believed to date back to the 18th century and is of timber frame construction with black weatherboarded elevations under a tiled roof. Internally, the beautifully presented family accommodation provides a wealth of character features including an inglenook fireplace and exposed timbers, blending perfectly with all the modern day conveniences. The impressive entrance hall is full height with a vaulted ceiling.

On the ground floor, the principal reception rooms include a family room and study overlooking the front, and a dining room/snug to the rear with French doors opening to the terrace and gardens. There is also a fabulous sitting room with exposed timbers and an inglenook fireplace with brick surround. The kitchen/breakfast room is also to the rear of the house and includes a very well-appointed kitchen with bespoke fitted units and integrated appliances, central island with a breakfast bar and French doors opening to the rear terrace creating the perfect space for entertaining. There is also a useful utility/laundry room and a boiler room with a door to the side.

On the first floor, the fantastic principal bedroom is triple aspect and benefits from an en suite bathroom. There are three further good sized bedrooms on this level as well as a family bathroom. There are two further bedrooms on the second floor, both with en suite bathrooms.



Outside

To the front of the house there is a small lawned garden with a footpath leading to the front door. To one side of the house there is a private parking area for a number of vehicles and a pedestrian gate to the rear garden. On the other side of the house there is a driveway leading to a detached garage. The delightful and beautifully maintained rear garden is laid to lawn and edged with mature hedging. There is also a paved terrace, accessed from the dining room/ snug and the breakfast room, ideal for al fresco dining whilst enjoying the fabulous views of the garden and countryside beyond.

Property Information

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Mains drainage.

Local Authority: Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax: Band G

EPC: D

Postcode: TN12 8BQ

Directions: From the centre of Horsmonden, head in an easterly direction on the B2079 (Goudhurst Road). After just under a mile, turn left onto Grovehurst Lane. Continue on this road for half a mile, then turn right (opposite Orchard Lakes and immediately before the small red post box and black/white road marker posts). Willow Barn is the second driveway on the left-hand side.

www.what3words.com/topics.chromatic.shook

Approximate Gross Internal Floor Area

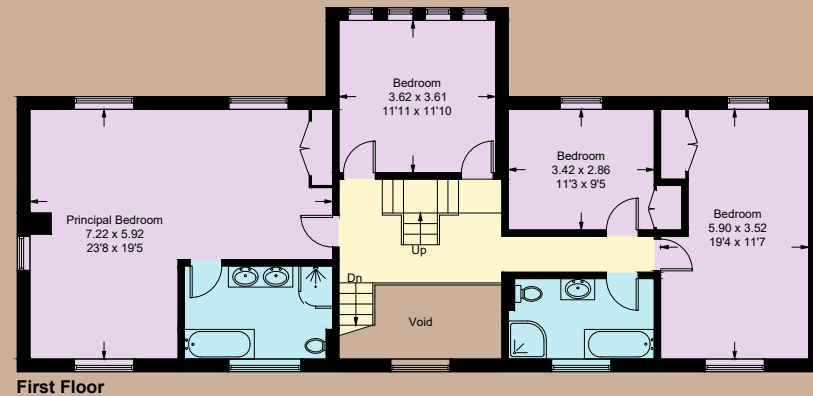
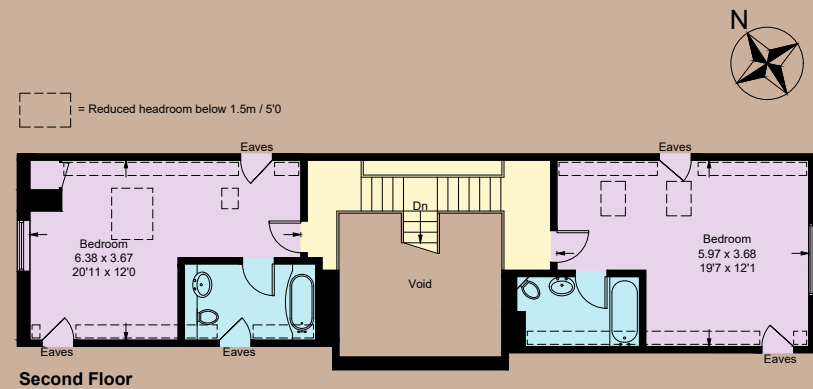
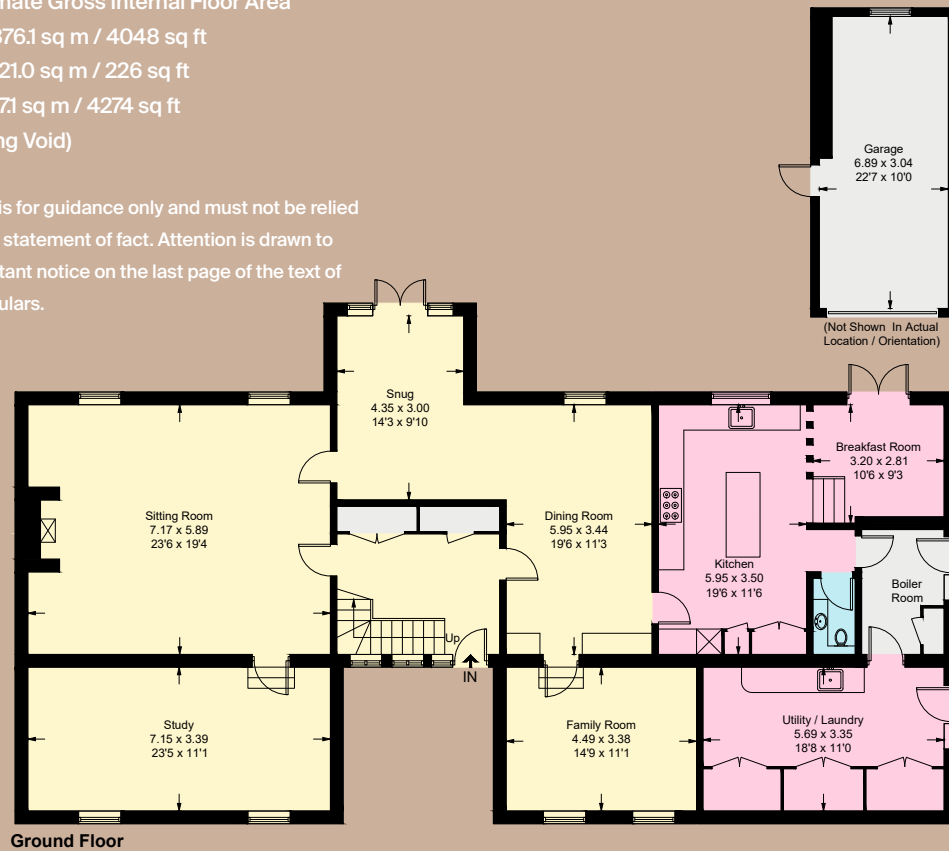
House: 376.1 sq m / 4048 sq ft

Garage: 21.0 sq m / 226 sq ft

Total: 397.1 sq m / 4274 sq ft

(Excluding Void)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2025. Photographs and videos dated March 2025.

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