



Olivers Court, Horsmonden, Tonbridge, Kent, TN12

Guide Price £575,000

When experience counts...

est. 1828
bracketts

Bracketts are delighted to offer for sale this beautifully presented and renovated, four-bedroom terraced home situated off the main road, in the popular Village of Horsmonden. Internally the property comprises entrance hallway with downstairs W/C, leading your through to a fantastic kitchen / dining / living space, bifold doors opening up onto the garden and a handy separate utility room. On the first floor, there is a separate living room and a double bedroom with en suite and balcony facing the front. To the second floor there are three further bedrooms, one of them having an en suite shower room and a family bathroom as well. Outside there is off road parking for two vehicles to the front with electric car charging point. To the rear is a lovely enclosed, low maintenance garden with patio seating area and artificial grass. The property also benefits from having access to a large communal paddock and woodland which is owned by the residents, providing a large extra outside space which is ideal for families and children to use. The property is within close proximity to Horsmonden Village green, local primary school, the popular Heath Stores Village shop and is also within the catchment for Cranbrook School! We thoroughly recommend an internal inspection of this lovely home in order to appreciate the space and versatile accommodation that it has to offer.

Renovated Terraced Home

Four Bedrooms

Beautifully Presented

Village Location

Open Plan Kitchen / Living / Dining

Three Bathrooms

Utility Room

Enclosed Rear Garden

Driveway

Communal Ground For Residents





LOCATION: Horsmonden

The village of Horsmonden offers a range of local amenities including a village shop, pop up post office, doctors surgery, pharmacy, pub, tennis and cricket clubs and church. The property is within striking distance of other Kent villages, Brenchley, Goudhurst, Lamberhurst and the larger town of Paddock Wood for more comprehensive shopping, Paddock Wood (5 miles away) has a Waitrose supermarket conveniently located near the mainline station and several other shops, whilst Tonbridge & Tunbridge Wells offers a wide choice of amenities including two theatres, a multiplex cinema, health clubs, restaurants, cafes, bars and hotels

Education opportunities, there are many highly regarded schools in the area, both state and private. Excellent primary schools, Horsmonden & Brenchley and Matfield Primary, is a few minutes up the road. There are many highly regarded state and private schools in Tonbridge and Tunbridge Wells and the surrounding area. Secondary options also include several highly sought-after grammar schools, including Tunbridge Wells Girls Grammar School, Tunbridge Wells Boys Grammar, Tonbridge Grammar School for Girls, Tonbridge School, Weald of Kent Grammar, Judd and Skinners

Paddock Wood station has mainline services to London Charing Cross (via London Bridge and Waterloo East) and to London Cannon Street, services from 52 minutes. About five miles away is the A21 dual-carriageway which links directly to the M25 London orbital motorway and thereby a national motorway network, Gatwick and Heathrow airports. Marden (5.7 miles) and Tonbridge (13.3 miles) both have stations with fast and frequent services to London Charing Cross and Cannon Street.

A number of golf clubs including Lamberhurst, Chart Hills, The Nevill, Rye and Dale Hill. Sailing and fishing at Bewl Water and riding, walking, mountain bike trails plus a climbing and activity centre in Bedgebury Forest and Pinetum.

The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks

ADDITIONAL INFORMATION:

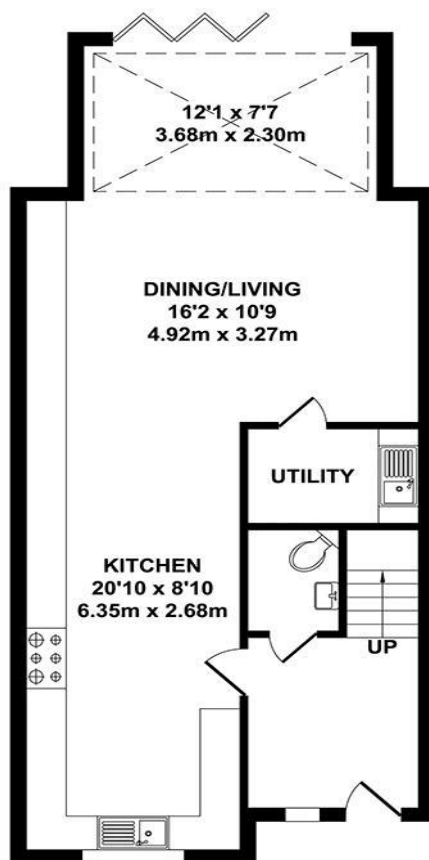
Council Tax Band E

Double Glazed Windows

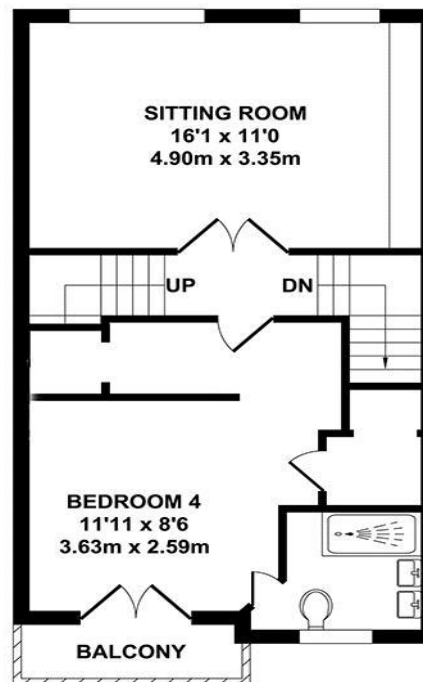
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	63 D
39-54	E		
21-38	F		
1-20	G		



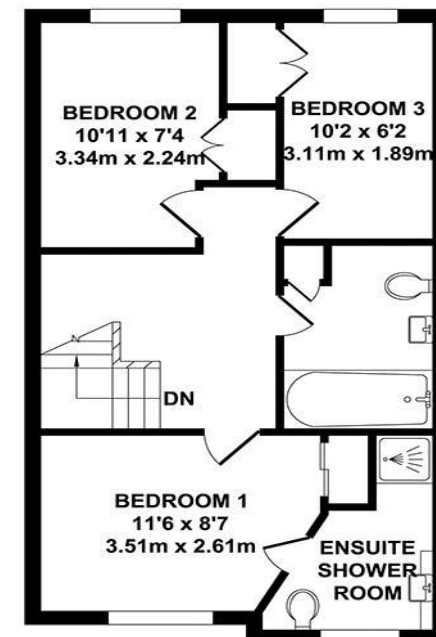
Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



GROUND FLOOR
APPROX. FLOOR AREA
587 SQ.FT.
(54.50 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
469 SQ.FT.
(43.60 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
418 SQ.FT.
(38.90 SQ.M.)

TOTAL APPROX. FLOOR AREA 1475 SQ.FT. (137.00 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Zome Media ©2025