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BarnesKingsnorth



Floor 0



Floor 1

BarnesKingsnorth

Approximate total area⁽¹⁾

1283 ft²
 119.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Oast View, Horsmonden, Tonbridge, Kent, TN12 8LE

£500,000 Freehold

Viewings strictly by appointment with the agent

Tel: 01892 822880

www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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THE PROPERTY

Now ready for new owners, this detached house offers good size family accommodation that can be styled & updated to suit your requirements. Set in the picturesque village of Horsmonden with amenities close by and countryside on the doorstep. Front door into entrance hallway with handy cloakroom and internal door into the garage, a real plus for extra storage! Wood flooring flows from the hall into the spacious 'L' shaped living room which stretches the depth of the house and offers space for dining along with plenty of room for comfy seating and entertaining. Light & airy with windows to both front & back along with bi-fold doors out to the garden and an open fire place. The kitchen is currently fitted with a range of cream fronted units & wood effect worktops and includes slide in electric cooker & canopy extractor and is home to the oil-fired boiler. A good size, there is room for a breakfast table but also it is easy to see the options for re-styling into that super contemporary kitchen you have always wanted! Stairs to the first floor where you will find the four bedrooms.... 3 doubles and a single along with a shower room and separate WC. The property has oil fired heating and does require some updating but offers lots of possibilities to become a super family house. NO ONWARD CHAIN.

OUTSIDE

Brick-block driveway leading to integral garage with lawn and shrubs to either side and path to the front door. Side gate to the rear garden which is fully enclosed and enjoys a Southerly aspect. Laid to lawn with a small area of patio, the garden includes a large variety of specimen shrubs & trees and offers lots of scope for the keen gardener. There is a greenhouse, garden shed and plentiful space for children & pets to play too.



THE LOCAL AREA

Set in the heart of the picturesque village of Horsmonden which offers a range of local shops including chemist, general store with Post Office and country inn set around the village green and the village primary school. The village has an active community with plenty to be involved with for all ages, including clubs for the children and societies for the adults such as U3A and amateur dramatic society, The Horsmonden Players. Recreational facilities include Horsmonden Tennis Club and Cricket Club, Risebridge Health Club at Goudhurst, sailing and fishing at Bewl Water and Bedgebury Forest and cycle track, together with numerous golf courses nearby. Paddock Wood is approximately 4.4 miles distant and offers a range of shopping facilities including Waitrose Supermarket, the highly regarded Mascalls Comprehensive School and mainline station with regular services to London. Tunbridge Wells is approximately 10.3 miles distant and provides a wealth of shopping, educational and recreational facilities including the historic Pantiles and mainline station to London.

ROUTE TO VIEW

From our office in Pembury High Street proceed in an easterly direction and join the A21 to Lamberhurst. At the Forstal roundabout, take the A262 signposted Goudhurst and immediately left towards Horsmonden. When reaching the centre of the village, take the right-hand turning into Goudhurst Road and then take the fourth turning on the left-hand side into Orchard Way and then the first right into Oast View. Follow the road and the property will be found on the right-hand side.

Energy Efficiency Rating: E

Council Tax Band: F

