



'Our Focus Determines Your Reality'



Smallbridge Road  
Horsmonden  
Kent  
TN12 8EP



Entrance Hall \* Sitting/Dining Room \* Kitchen/Breakfast Room  
Utility Room \* Cloakroom  
Ground Floor Bedroom \* Shower Room

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Principal Bedroom with Ensuite \* Three Further Bedrooms  
Family Bath/Shower Room

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Attractive Partially Walled Garden  
Double Garage with Storage Above \* Off Road Parking





## STRIKING GRADE II LISTED CONVERT BARN

Surrounded by countryside, this striking, converted attached Grade II Listed Barn occupies a stunning rural location between the sought after Kentish villages of Horsmonden and Goudhurst. Presented in immaculate order throughout, the barn retains its character through the exposed beams whilst providing the convenience of modern living to create a comfortable family home.

Converted in 2017 the well-proportioned accommodation consists of an entrance hall which opens into a triple aspect sitting/dining room with log burning stove and floor to ceiling windows and doors, shuttered with the original wagon doors to the outside, steps lead down to the double aspect kitchen/breakfast room with vaulted ceiling, a pantry and door to the outside, a utility room again with door to the outside and a cloakroom. Also on the ground floor there is a double bedroom and shower room.

On the first floor a galleried landing leads to a principal bedroom with vaulted ceiling and ensuite shower room, two further bedrooms with vaulted ceilings and a family bath and shower room.



The barn is approached via a sweeping gated driveway which leads to the two garages with storage above, which is accessed from inside, the driveway also provides additional parking.

The attractive garden is partially walled and bordered with post and rail fencing and mature hedging. Laid predominantly to lawn sculpted to the driveway, with flower and shrub beds, manicured box hedging and a variety of trees, the garden also enjoys areas of paved terracing from which to enjoy the outside space and the far-reaching countryside views.







## HORSMONDEN AND GOUDHURST

Located between Horsmonden and Goudhurst. Horsmonden offers a charming village green and boasts a Country Inn and a selection of local shops including a general store and chemist, together with a local doctors' surgery whilst Goudhurst offers a variety of shops including a bakers', a pharmacy, a newsagents' incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and a few local pubs offering good food.

## SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, Sutton Valence and Dulwich Prep School. In addition, there are well regarded primary schools in each of the villages with a number of Grammar Schools in the general locality.

The mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.









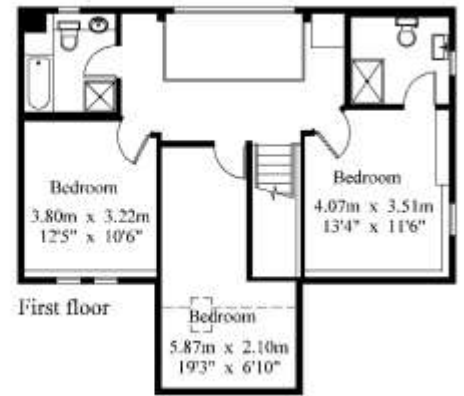
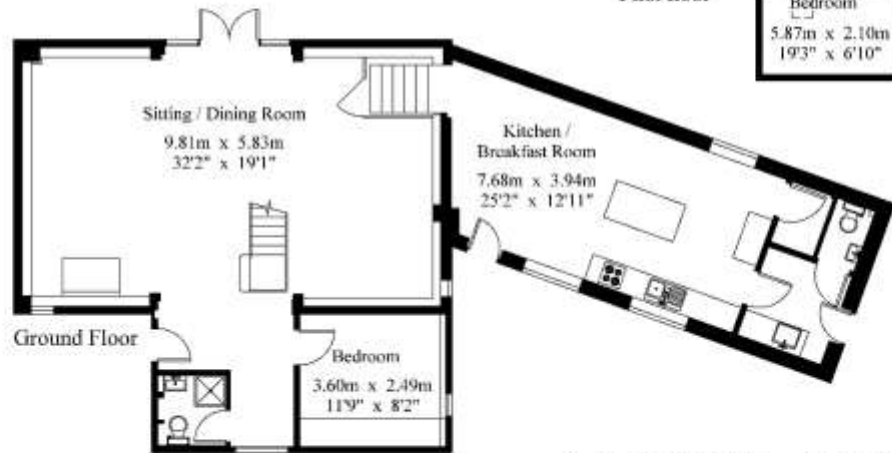
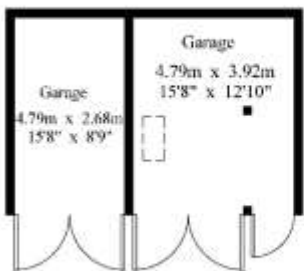






## Park Farm Barn East

House - Gross Internal Area : 201.2 sq.m (2166 sq.ft.)  
Garage - Gross Internal Area : 31.1 sq.m (334 sq.ft.)



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## SERVICES

Mains electricity and water. Oil fired central heating, partial underfloor heating.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: n/a

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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