

HORSMONDEN KENT





(NORTH AND SOUTH)
BRICK KILN LANE, HORSMONDEN
TONBRIDGE, KENT TN12 8EJ

Striking Architecturally Designed
Grade II Listed Oast

Currently Providing Two Family Homes
(please see the floor plan)

Entrance Halls * Sitting Room * Kitchen * Utility Rooms
Workshop * Two Bedrooms (One Ensuite) * Shower Room

Dining Room * Day Room * Kitchen * Mezzanine above Sitting Room
Two Bedrooms * Two Bathrooms * Cloakroom * Terrace

Sitting Room * Master Bedroom Suite
Three further Bedrooms, One with Mezzanine Floor

Gardens and Grounds approx. 2.18 Acres (tbv)
Extensive Elevated Terrace * Open Car Port Garaging

Cranbrook School Catchment Area

Harpers and Hurlingham
The Corner House
Stone Street
Cranbrook
Kent
TN17 3HE

Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com





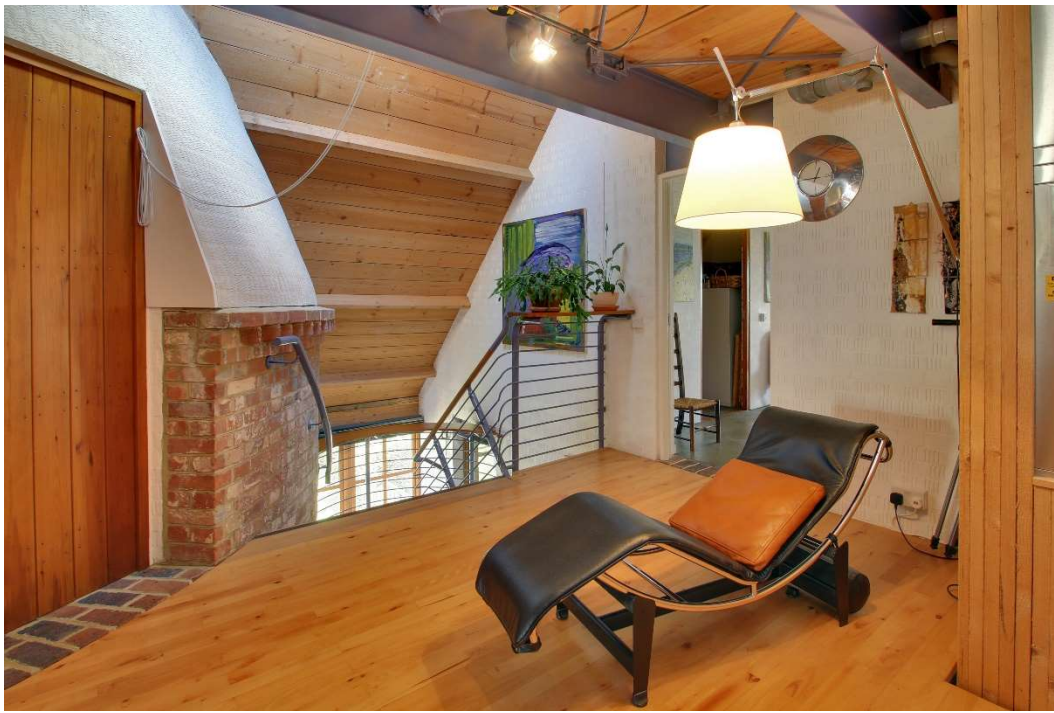
Occupying a stunning location with far reaching views between Horsmonden and Goudhurst, this spacious property, architecturally designed, to incorporate all four roundels, was converted in the late 1990s. This striking, 6,493 sq.ft., Grade II Listed oast provides a fusion of period features and exposed materials, which is currently two family homes but would equally work as a single residence.

Ground floor - the accommodation consists of two entrance halls together with a sitting room with mezzanine floor, a kitchen leading to a utility room, two further utility rooms, one leading to a workshop, a shower room and two roundel bedrooms, one with ensuite shower room.

First floor - a dining room, day room, access to the mezzanine floor above the sitting room, a roundel kitchen, two double bedrooms, two bathrooms, a cloakroom and access to the elevated terrace with far reaching views.

Second floor - a roundel sitting room with door leading to the terrace, a master bedroom suite with dressing room and shower room, three roundel bedrooms, all with doors leading to the terrace and one with a mezzanine level.

A gated gravel driveway leads to ample off road parking and the car port garaging, the roof of which forms the elevated terrace with far reaching views over the surrounding countryside. The garden is laid to lawn interspersed with mature trees and bordered with established hedging. A second gated entrance provides separate access to the South oast. This striking property is located within the much sought after Cranbrook School Catchment Area.

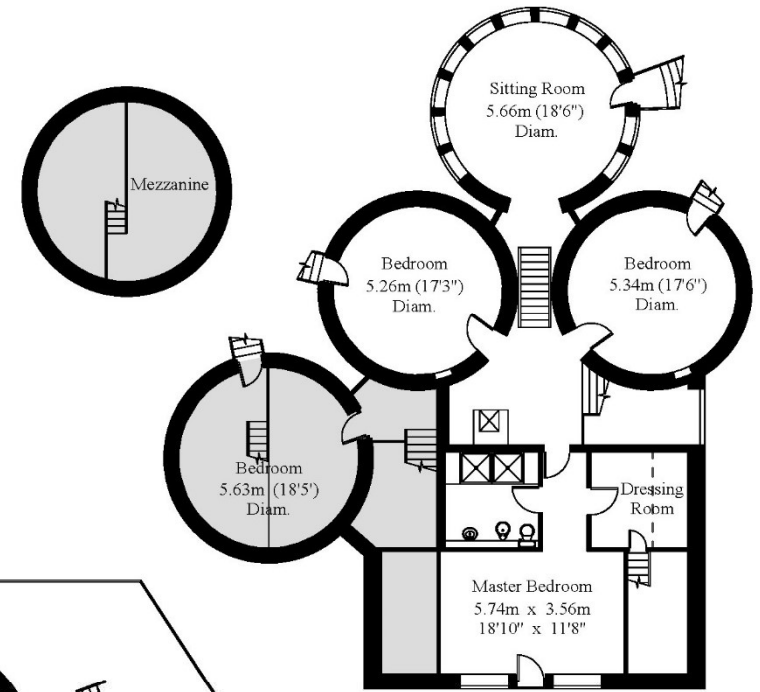
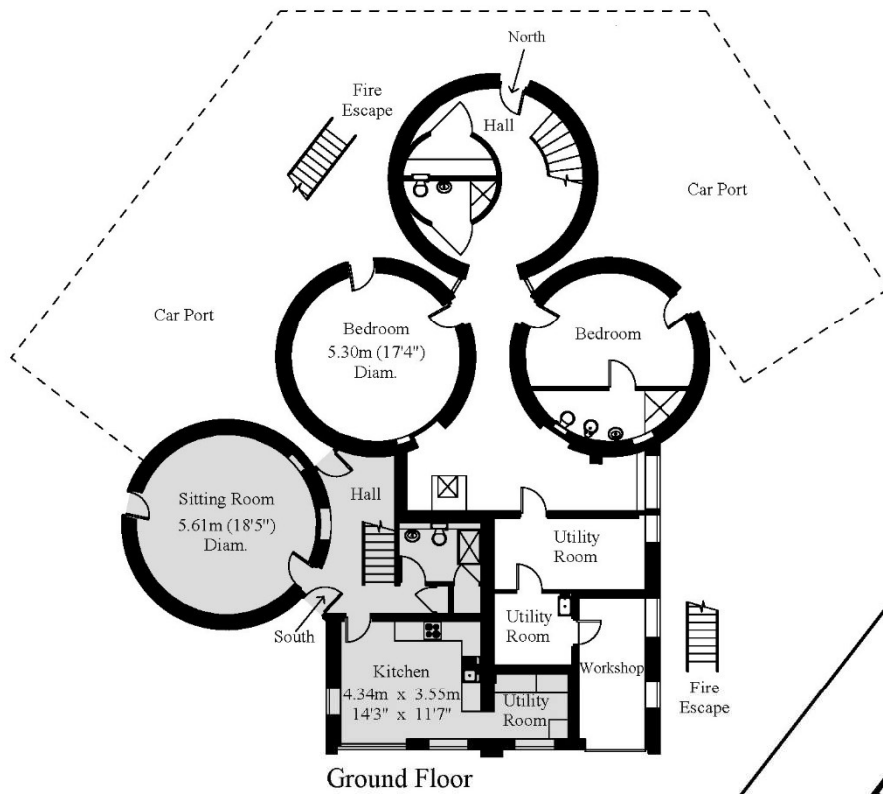


Located between Horsmonden and Goudhurst. Horsmonden offers a charming village green and boasts a Country Inn and a selection of local shops including a general store and chemist, together with a local doctors' surgery whilst Goudhurst offers a variety of shops including a bakers, pharmacy, newsagents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

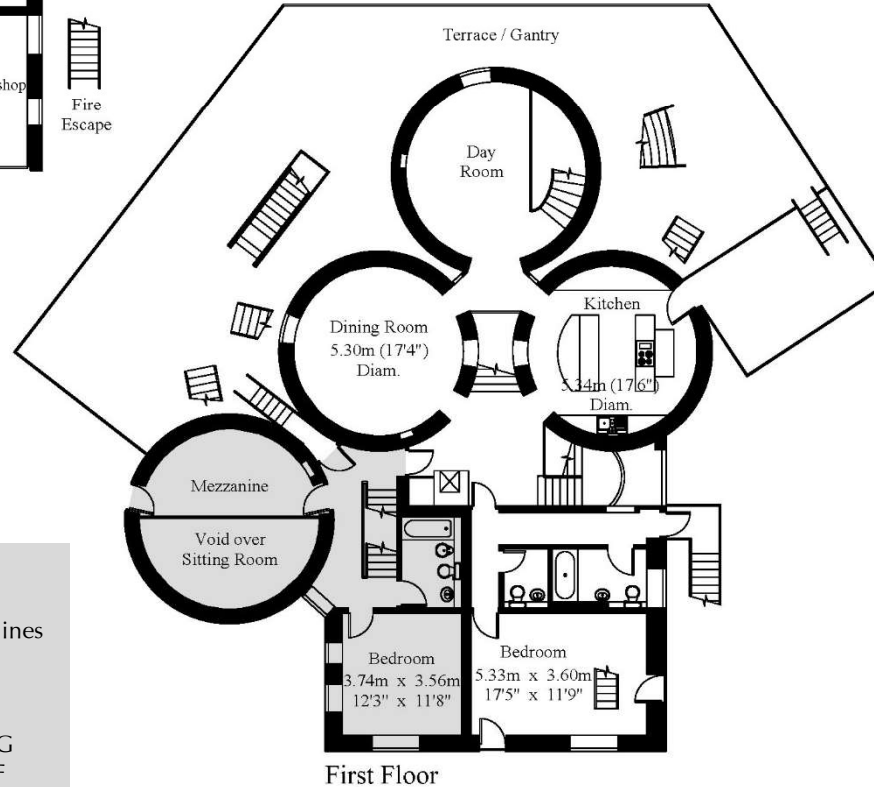
In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, Sutton Valence, Tonbridge and Dulwich Prep School. There are also well regarded primary schools in each of the villages with a number of Grammar Schools in the general locality.

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.





Second Floor



First Floor

Church Farm Oast North & South

Gross Internal Area : 603.3 sq.m (6493 sq.ft.)

■ South Oast
□ North Oast

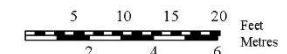
SERVICES

Mains electricity and water. LPG for hot water and central heating. Private drainage. Dumb waiter between all floors. Two telephone lines

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band North Oast G
South Oast F

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



For Identification Purposes Only.

© 2017 Trueplan (UK) Limited (01892) 614 881

