



'Our Focus Determines Your Reality'





Back Lane  
Horsmonden  
Kent  
TN12 8NJ



Entrance Hall \* Sitting/Dining Room \* Conservatory  
Kitchen/Breakfast Room \* Cloakroom

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Principal Bedroom with Ensuite \* Further Double Bedroom  
Family Bathroom \* Attic Rooms

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Enclosed Garden \* Potting Shed \* Off-Road Parking





## CHARMING PERIOD COTTAGE

This charming period cottage is presented in immaculate condition throughout and is complemented by its equally well-kept garden. The cottage occupies a tucked away location in the sought after village of Horsmonden within walking distance of local amenities including the popular village green.

The accommodation consists of an entrance hall, a sitting/dining room with feature fireplace and gas fired 'log burning stove', conservatory, double aspect kitchen/breakfast room with door to outside, and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with built-in storage and ensuite shower room, a further double bedroom, again with built-in storage and a family bathroom. Stairs lead to the second floor where the attic is currently used as a study and occasional day room.

Outside a gravel driveway provides off-road parking and continues through an established hedge to the front door. A gate leads to the enclosed garden to the rear which is predominantly laid to lawn with areas of terracing, well-stocked flower and shrub beds and a potting shed.

The property is ideally located for easy access to the main road and rail networks via the A21 and Paddock Wood respectively.





## HORSMONDEN

The village of Horsmonden with its charming village green boasts a Country Inn and a selection of local shops including a general store/deli, chemist and hairdresser. There is also a well-regarded Village Primary School and Kindergarten.

## SCHOOLS AND CONNECTIONS

As well as the village school, there are a variety of schools in the area namely Bethany, Benenden School, St Ronans and Dulwich Prep School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

Located a short drive from Royal Tunbridge Wells and from Paddock Wood railway station with a direct journey time of 41 minutes to London Bridge.







# Glen Ashdale House, TN12

Approximate Gross Internal Area = 148 sq m / 1590 sq ft  
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## SERVICES

Mains electricity and water and drainage. Oil fired central heating. LPG for the 'log burning stove'.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: F – full details available on request

Covenants exist on the property – full details available on request.

The property is on an unadopted road. The residents maintain the part in front of their property which is an informal agreement.

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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