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Lamberhurst Road
Horsmonden
Kent
TN12 8LP



Entrance Hall * Sitting Room * Kitchen/Dining Room * Study Area
Ground Floor Bathroom

Principal Bedroom * Further Bedroom * Attic Bedroom
W.C.

Charming Gardens * Car Port/Off Road Parking



ATTRACTIVE GRADE II LISTED COTTAGE IN NEED OF MODERNISATION

Believed to date from 15th century with later additions, this attractive, attached Grade II Listed cottage retains many period features and is now in need of modernisation. Situated on the edge of the sought after village of Horsmonden the cottage benefits from an enclosed garden and off-road parking.

The exposed beams are in evidence throughout the accommodation which consists of an entrance hall, a study area, sitting room with inglenook fireplace and door to outside, a double aspect kitchen/dining room with stable door to the terrace and a bathroom on the ground floor.

On the first floor there is a double bedroom with fireplace, a good size single bedroom and a W.C. Stairs lead up to the second floor bedroom.

Outside there is a car port with off-road parking. The garden to the front of the cottage is laid predominantly to lawn bordered with mature hedging and interspersed with trees and shrubs. Accessed via the track to the side of the cottage, a gate opens in the picket fence, onto the paved terrace. The enclosed garden to the rear is laid predominantly to lawn bordered with mature hedging and a brick wall. There is a garden store at the end of the garden.



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, hairdresser. Amongst the other amenities there is a well-regarded Doctors' Surgery, Village Primary School and Kindergarten, Social Club which arranges many village events and a tennis club.

SCHOOLS AND CONNECTIONS

As well as the village school, there are a variety of schools in the area namely Bethany, Benenden School, Marlborough House, 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.





Penhall Cottage, TN12

Approximate Gross Internal Area = 88 sq m / 943 sq ft
Approximate Outbuilding Internal Area = 2 sq m / 19 sq ft
Approximate Total Internal Area = 90 sq m / 962 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, water and drainage. Electric storage heaters.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: n/a

The cottage has a flying freehold above the kitchen. Right of way along track beside cottage provides access to rear of property.

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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