



'Our Focus Determines Your Reality'



School House Lane
Horsmonden
Kent
TN12 8BP



Drawing Room * Sitting Room * Family Room
Vaulted Kitchen/Dining Room * Utility Room * Cloakroom

Principal Bedroom * Guest Bedroom
Two Second Floor Double Bedrooms
Family Bathroom and Family Shower Room

Attractive Garden with Terrace * Off Road Parking



CHARMING PERIOD COTTAGE

This charming period cottage occupies a rural country lane position. The recent addition of a stunning vaulted kitchen/dining room provides a stylish light filled environment to complement the character and comfort of the existing property.

Situated over three floors, the accommodation consists of a drawing room, with log burning stove, opening into the stunning vaulted kitchen/dining room with window seat, tri-fold doors, underfloor heating and Quoker hot water tap, a sitting room with fireplace, a family room, a utility room and a cloakroom on the ground floor. On the first floor there is a principal bedroom with built-in storage, a guest bedroom with fireplace and built-in storage, a family bathroom and a family shower room. On the second floor there are two further double bedrooms.

Outside a brick driveway provides off road parking for two cars. The garden to the rear is enclosed and laid predominantly to lawn with a paved terrace and mature flower and shrub beds.

The rural location provides the ideal opportunity for outdoor activities including walking and bicycle rides. The cottage also benefits from being located within the sought after Cranbrook School Catchment Area.



HORSMONDEN

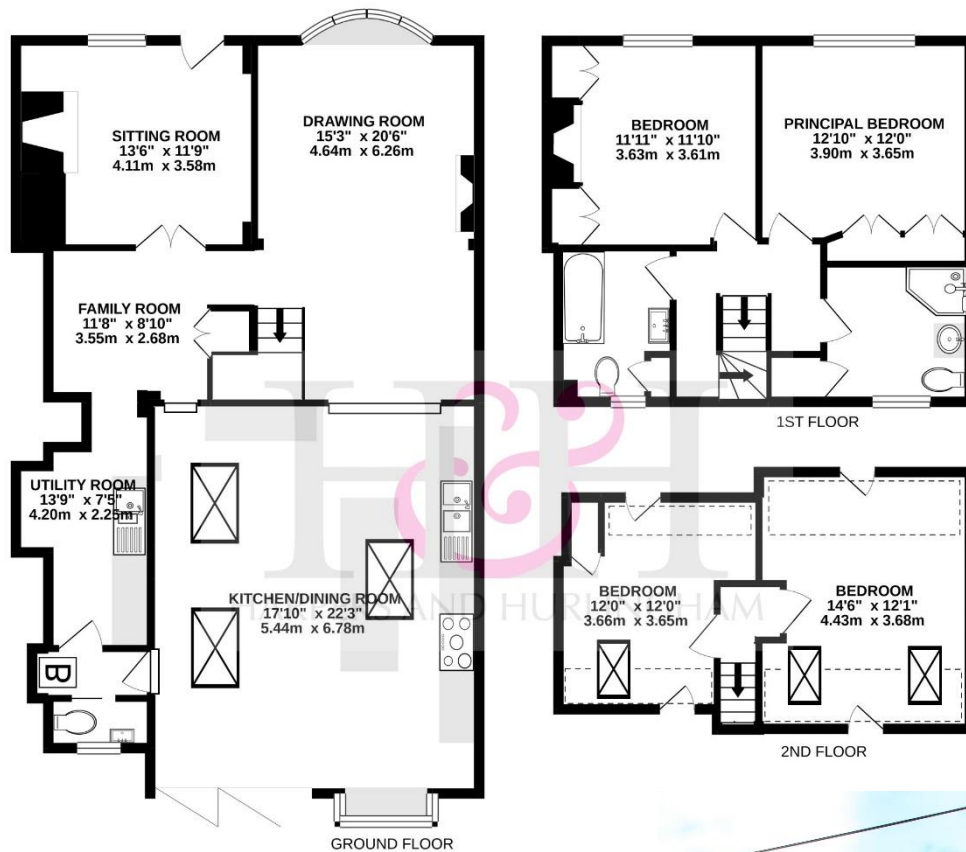
The village of Horsmonden offers a charming village green with a Country Inn and a selection of local shops including a general store/deli, chemist and hairdresser. There is also a well-regarded Village Primary School and Kindergarten.

SCHOOLS AND CONNECTIONS

As well as the village schools at Horsmonden and Brenchley and the Cranbrook School, there are a variety of schools in the area namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

Located approximately 15 minutes' drive from Royal Tunbridge Wells and 5 minutes' drive from Paddock Wood station with a direct journey time of 41 minutes to London Bridge.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1785.7SQ.FT. (165.9SQ.M)
(not to scale - for layout purposes only)
(no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)
(please note that the fixtures and fittings are not necessarily included in the sale)
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Mains electricity and water. Oil fired central heating. Shared private drainage.

Tunbridge Wells Borough Council - Council Tax Band G

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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