



‘Our Focus Determines Your Reality’



Maidstone Road
Horsmonden
Kent
TN12 8JP



Entrance Hall * Sitting/Dining Room * Family Room
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite
Three Further Double Bedrooms * Family Bathroom

Enclosed Garden * Home Office/Garage * Off-Road Parking



STRIKING DETACHED VILLAGE HOME

This striking former schoolhouse provides, generous, light filled family accommodation and benefits from a home office with log burning stove. The property is within walking distance of the centre of the sought after village of Horsmonden and is conveniently located for access to the main road and rail networks.

The accommodation consists of an entrance hall, a triple aspect sitting/dining room with doors to the garden and a fireplace with log burning stove, a double aspect family room with fireplace and log burning stove, a kitchen/breakfast room with doors to the garden, utility room and cloakroom on the ground floor.

On the first floor there is a vaulted, double aspect principal bedroom with ensuite shower room, three further double bedrooms and a family bathroom.

Outside gates open onto a driveway that leads to the garage and attached home office and provides ample off-road parking. The lawn to the front of the property is dissected by a path leading from a gate in the hedge to the front door. A gate leads from the driveway into the enclosed garden to the rear which is laid predominantly to lawn with areas of terrace, flower and shrub beds and trees.



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.

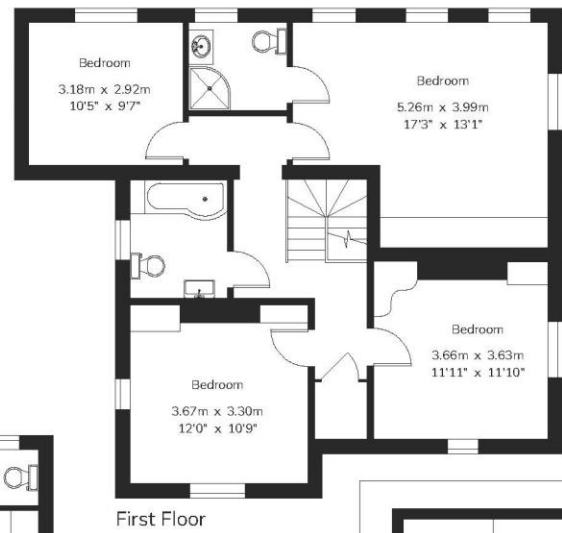
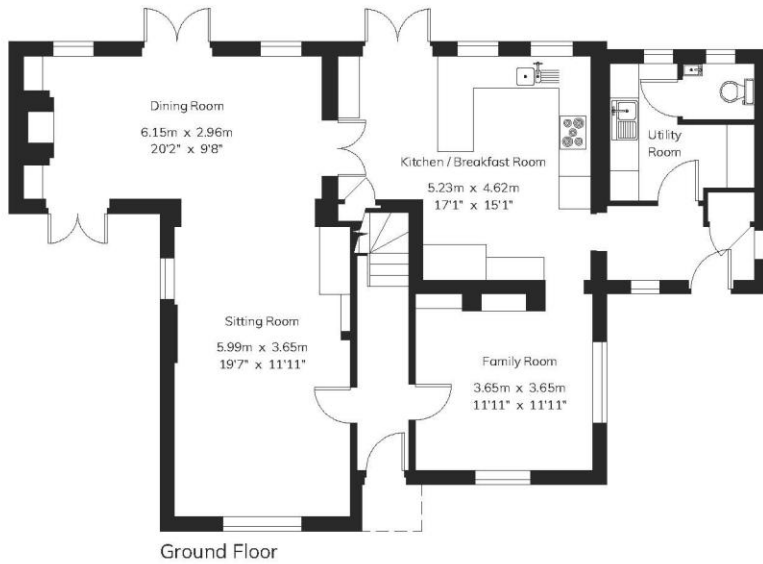
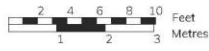
Located a short drive from Royal Tunbridge Wells and from Paddock Wood railway station with a direct journey time of 41 minutes to London Bridge.



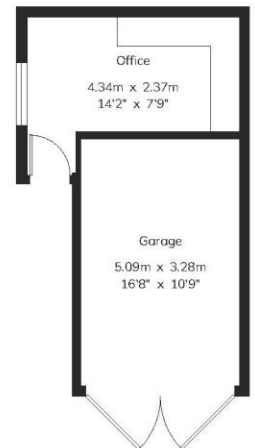
Heath School House

House - Gross Internal Area : 186.2 sq.m (2,004 sq.ft.)
Office / Garage - Gross Internal Area : 28.6 sq.m (307 sq.ft.)

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First Floor



SERVICES

Mains electricity, water and drainage.

EPC Rating: D

Tunbridge Wells Borough Council - Council Tax Band F

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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