

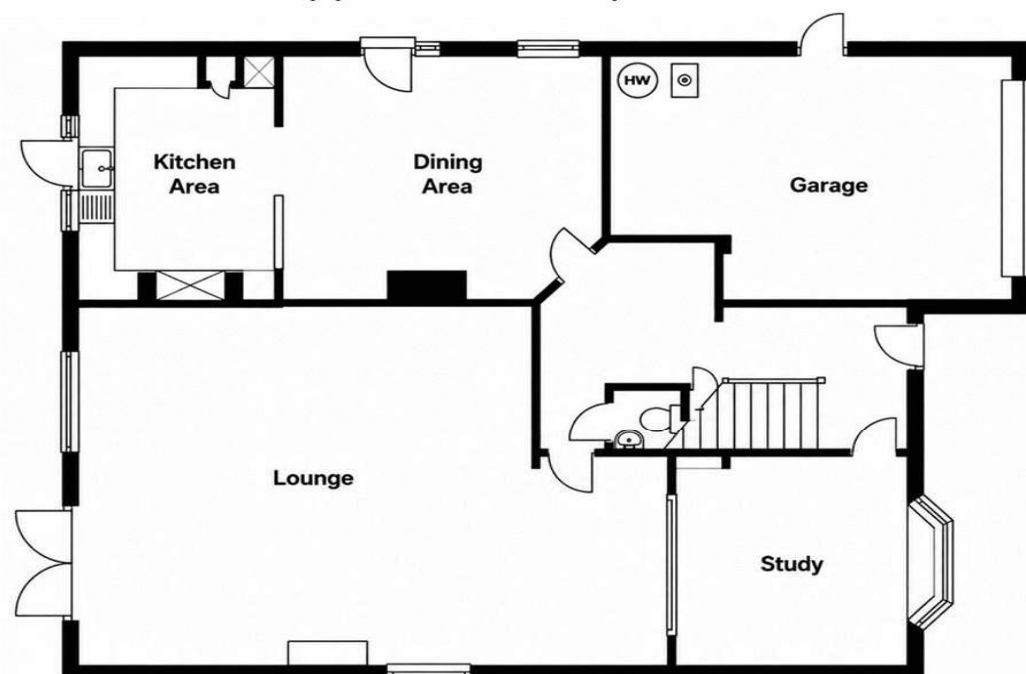
Barnes Kingsnorth offices at:
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BarnesKingsnorth



Ground Floor

Approx. 1242.2 sq. feet



GROUND FLOOR

Entrance Hall

Study
 11'7 x 9'10 (3.53m x 3.00m)

Cloakroom

Lounge
 28'7 x 16'8 (8.72m x 5.08m)

Dining Area
 14'9 x 11'11 (4.50m x 3.63m)

Kitchen Area
 12'3 x 9'6 (3.74m x 2.90m)

FIRST FLOOR

Landing
 18'9 x 6'5 (5.72m x 1.96m)

Bedroom 1
 15'9 x 10'0 up to fitted wardrobes (4.80m x 3.05m)

En-suite Bathroom
 8'8 x 7'0 (2.64m x 2.14m)

Bedroom 2
 14'0 x 10'0 up to fitted wardrobes (4.27m x 3.05m)

Bedroom 3
 15'8 x 8'4 into fitted wardrobes (4.78m x 2.54m)

Bedroom 4
 10'2 x 7'7 (3.10m x 2.31m)

Family Bathroom
 12'1 x 5'6 (3.69m x 1.68m)

OUTSIDE

Integral Garage
 19'7 x 11'0 (5.97m x 3.36m)

Front Garden

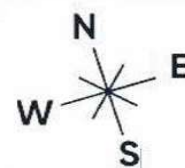
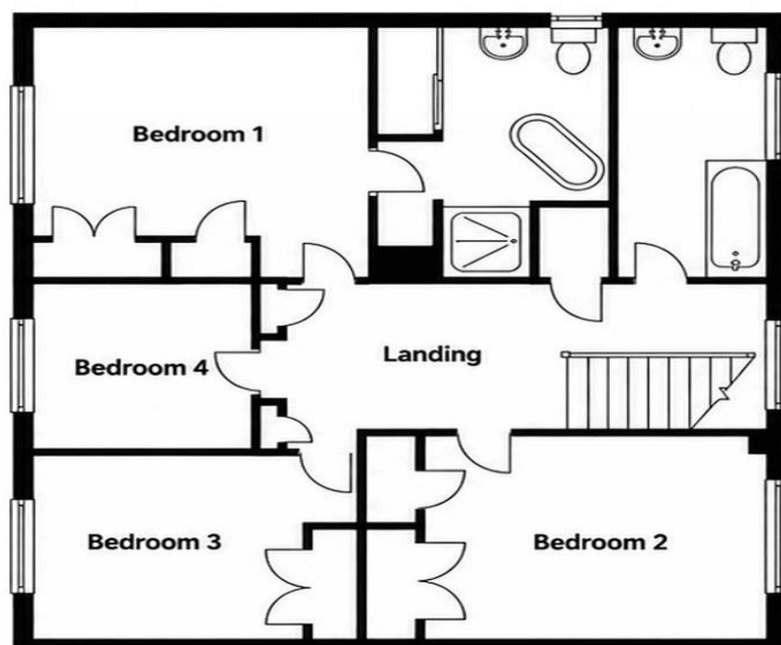
Driveway

Shed/Workshop (to side)
 11'9 x 5'11 (3.58m x 1.80m)

Rear Garden

First Floor

Approx. 917.5 sq. feet



Orchard Way, Horsmonden, Tonbridge, Kent, TN12 8JX

£698,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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THE PROPERTY

Offering generous and versatile accommodation, this impressive family home provides plenty of space for everyday life, entertaining and relaxing, all within a desirable village setting. A welcoming entrance hall sets the tone, with plenty of room for family storage and a useful downstairs cloakroom. At the heart of the home is the spacious kitchen-diner, designed with family life in mind. A range-style cooker sits within a generous run of cabinetry, while the impressive dining area provides plenty of space for family meals, celebrations and entertaining friends. The large sitting room offers a comfortable and inviting space to unwind, while an additional ground floor room provides valuable flexibility - ideal as a cosy snug, home office, playroom or occasional guest space. Upstairs, the impressive principal bedroom creates a wonderful private retreat, complete with built-in storage, air conditioning and a generous en-suite featuring both a roll-top bath and large separate shower. Three further bedrooms, including two well-proportioned doubles, provide excellent flexibility for family, guests or working from home, with useful storage throughout. A stylish family bathroom serves the remaining bedrooms, while the bright first-floor landing benefits from a large window, filling the space with natural light. With its generous proportions, versatile accommodation and excellent entertaining spaces, this is a home designed to adapt effortlessly to the needs of modern family life.

OUTSIDE The property has a welcoming approach, with a generous driveway providing parking for several vehicles and an attractive lawn with established planting to the front. A brick-edged planter adds a lovely opportunity for seasonal colour, while the lawn and shrub borders create an inviting first impression. The garage benefits from access from both the front and side, adding valuable practicality for family life and everyday storage. Side access leads through to the generous West facing rear garden, with a charming brick-built pergola with tiled roof, the perfect space for outdoor dining. There is a useful large shed with electricity connected, which the previous owners used as a workshop. Brick-edged borders provide excellent opportunities for keen gardeners, whether creating colourful planting displays or growing your own fruit and vegetables and with room for children to play or simply relaxing this is the most versatile outdoor space with plenty of potential to enjoy throughout the year.

FROM THE OWNERS "What we've treasured most about living here is the incredible sense of light and privacy. With lovely views from every window and not a single room overlooked, the house always feels wonderfully peaceful. At over 2,150 sq ft, it gives so much space, including endless built in storage and a grand 30-foot long living room. Sunlight streams into the front each morning before moving to the mature, landscaped back garden, where we have loved spending summer afternoons under the shaded pergola, while the main-bedroom air conditioning has been a lifesaver on warmer nights"



THE LOCAL AREA Set in the heart of the picturesque village of Horsmonden which offers a range of local shops including chemist, general store with Post Office and country inn set around the village green and the village primary school. The village has an active community with plenty to be involved with for all ages, including clubs for the children and societies for the adults such as U3A and amateur dramatic society, The Horsmonden Players. Recreational facilities include Horsmonden Tennis Club and Cricket Club, Risebridge Health Club at Goudhurst, sailing and fishing at Bewl Water and Bedgebury Forest and cycle track, together with numerous golf courses nearby. Paddock Wood is approximately 4.4 miles distant and offers a range of shopping facilities including Waitrose Supermarket, the highly regarded Mascalls Comprehensive School and mainline station with regular services to London. Tunbridge Wells is approximately 10.3 miles distant and provides a wealth of shopping, educational and recreational facilities including the historic Pantiles and mainline station to London.

ROUTE TO VIEW From our office in Pembury High Street proceed in an easterly direction and join the A21 to Lamberhurst. At the Forstal roundabout, take the A262 signposted Goudhurst and immediately left towards Horsmonden. When reaching the centre of the village, turn right into Goudhurst Road. Take the 4th left hand turn into Orchard Way and the property will be to your left.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: F

Council Tax Band: F

