



Briar House

Maidstone Road | Horsmonden | Tonbridge | Kent | TN12 8DB

 FINE & COUNTRY



STEP INSIDE

Located on the rural fringes of the highly sought-after village of Horsmonden this stylish modern home offers you that attractive mix of rural life whilst feeling a part of a community. A driveway from the road leads around past the back of this little hamlet of houses to give access to your off-road parking and a detached double garage with a handy storage room over.

The house is modern with a sympathetic design that honours the surrounding period homes with elegant touches like a bay window, and brick elevations on the ground floor and tiled elevations and dormer windows on the first. Inside neutral heritage tones engineered wood flooring, wide architraves and Victorian style doors, skirting boards and cornicing nod to period charm whilst double glazed windows and modern fittings provide greater comfort and energy efficiency.

The entrance hall opens a study and cloakroom plus a staircase and galleried landing which adds a stylish welcome as well as bringing in plenty of natural light. The kitchen/breakfast room is fitted with a modern kitchen in an elegant style with a breakfast bar as well as space for a table, an Aga, windows overlooking the rear garden and access to the utility room. The main living space has been extended out into the garden via a charming conservatory from the traditional dining area. The living area has a gorgeous bay window that looks out over the front garden and benefits from a country style fireplace with a chunky oak mantle piece and is fitted with a wood burning stove.

The spacious galleried landing provides a lovely open flow to all four double bedrooms including a principal bedroom with en-suite bathroom and built in wardrobes. The second or guest bedroom has an en-suite shower room and built-in wardrobes and the further two bedrooms both enjoy built-in wardrobes and pretty dormer windows-one facing the front and one the rear.

Outside a paved patio abuts the rear of the house accessed from the utility room back door or from the conservatory and with a westerly aspect will give you plenty of sun late into the evenings. A good size rear garden is mainly laid to lawn with mature shrubs, trees and bushes whilst the front garden is a decent size and well shielded by a mature front hedge and looks like the ideal spot for a morning coffee.





SELLER INSIGHT

“ Living in Horsmonden is something I really enjoy because it offers a wonderful balance between village life and convenience. Surrounded by my own gardens, rolling countryside, orchards, woodland and hop gardens, there is a real sense of peace and space here, with beautiful walks and open countryside right on the doorstep.

What I particularly love is the strong sense of community. The village centres around The Heath, a traditional green surrounded by characterful buildings, a popular village shop and local pub. Throughout the year there are village events, fairs and community gatherings which create a friendly atmosphere and make it easy to feel part of village life.

Despite its rural setting, Horsmonden is remarkably well connected. I can enjoy the tranquillity of the countryside while still being within easy reach of Tunbridge Wells, Cranbrook and Paddock Wood and Marden for shopping, dining, schools and rail services. It feels wonderfully tucked away without being isolated.

The area is also ideal for families. There is a genuine sense of neighbours looking out for one another in our hamlet and the village atmosphere provides a safe and welcoming environment. Local schools are well regarded, and there are plenty of opportunities for children to enjoy the outdoors and participate in community activities.

Perhaps most importantly, Horsmonden offers a pace of life that is increasingly difficult to find. Whether walking through the countryside, enjoying a coffee in the village, attending a local event or simply appreciating the surroundings, there is a feeling of having escaped the pressures of modern life while still enjoying all the practical benefits of living in a well-connected Kent village.”



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Education

Primary Schools:
Horsmonden Primary Academy 01892 722529
Brenchley & Matfield CE Primary School 01892 722929
St Peter's CE Primary School, Goudhurst 01580 211365

Secondary Schools:
Mascalls Academy 01892 835366
Homewood School 01580 764222
The Skinners' School 01892 520732
Tunbridge Wells Grammar School for Boys 01892 529551
Tonbridge Grammar School 01732 365125
Tunbridge Wells Girls' Grammar School 01892 520902

Independent Schools
Bethany School, Goudhurst 01580 211273
Marlborough House School 01580 883090
Dulwich Prep Cranbrook 01580 720000
Benenden School 01580 240592
Holmewood House School 01892 860000
Somerhill School 01732 352124
Saint Ronan's School 01580 240471

Travel

By Train from Paddock Wood:
London Bridge from 42 mins
London Charing Cross from 49 mins
London Cannon Street from 54 mins

By Road:
Horsmonden Village Centre 0.8 miles
Paddock Wood 5.0 miles
Cranbrook 6.5 miles
Royal Tunbridge Wells 8.5 miles
Tonbridge 11.5 miles
Maidstone 14.5 miles
M25 (J5) 21.0 miles
Gatwick Airport 35.0 miles

By Train from Marden:
London Bridge from 50 mins
London Charing Cross from 58 mins
London Cannon Street from 55 mins

Healthcare
Horsmonden Surgery 01892 722007
Mascalls Court Surgery, Paddock Wood 01892 835982
Clover House Surgery, Marden 01622 831257
Tunbridge Wells Hospital, Pembury 01892 823535
Spire Tunbridge Wells Hospital 01892 740047

Leisure Clubs & Facilities

Bowl Water
The Nevill Golf Club
Lamberhurst Golf Club
Weald Sports Centre
Horsmonden Tennis Club

Horsmonden Cricket Club
Paddock Wood Leisure Centre
Bedgebury Forest

Entertainment
The Gun & Spitroast, Horsmonden
The Heath Stores & Café
The Curious Eatery
The Small Holding Restaurant
The Goudhurst Inn
The Vineyard, Lamberhurst
The Poet at Matfield
The George & Dragon, Speldhurst
The Pantiles, Tunbridge Wells
Assembly Hall Theatre

Local Attractions / Landmarks

The Heath, Horsmonden
St Margaret's Church
Furnace Pond
Brenchley Woods
Hop Gardens & Orchards
High Weald National Landscape
Bedgebury National Pinetum
Bowl Water
Scotney Castle
Sprivers Garden
Pashley Manor Gardens

Ground Floor

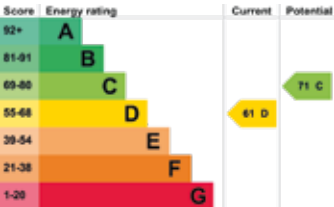
Entrance Hall	
Study	8'10" x 8'5" (2.69m x 2.57m)
Living Room	22'4" x 12'10" (6.81m x 3.91m)
Dining Room	12'9" x 10'0" (3.89m x 3.05m)
Conservatory	9'11" x 7'5" (3.02m x 2.26m)
Kitchen/Breakfast Room	16'10" x 15'2" (5.13m x 4.62m), reducing to 10'0" (3.05m)
Utility Room	5'7" x 4'10" (1.70m x 1.47m)

First Floor

Landing	
Bedroom 1	13'5" x 12'4" (4.09m x 3.76m)
En Suite Bathroom 1	9'8" x 5'7" (2.95m x 1.70m)
Bedroom 2	13'10" x 10'8" (4.22m x 3.25m)
En Suite Shower Room:	9'6" x 4'6" (2.90m x 1.37m)
Bedroom 3	12'8" x 10'8" (3.86m x 3.25m)
Bedroom 4	10'10" x 9'2" (3.30m x 2.79m)
Bathroom	9'0" reducing to 5'9" x 7'4" (2.74m reducing to 1.75m x 2.24m)

Outside

Double Garage	18'4" x 18'2" (5.59m x 5.54m)
Room Over Garage	18'11" x 9'0" (5.77m x 2.74m)
Front Garden	
Rear Garden	



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