



‘Our Focus Determines Your Reality’



WOODGATE MEWS
Horsmonden
Kent
TN12 8JE



Entrance Hall * Sitting Room * Kitchen/Dining Room * Conservatory
Cloakroom

Principal Bedroom with Ensuite * Further Double Bedroom
Single Bedroom * Family Bathroom

Well-Established Enclosed Garden
Enbloc Garage * Off-Road Parking



TUCKED AWAY DETACHED FAMILY HOME

This attractive detached house occupies a tucked away position in the sought-after village of Horsmonden. Providing a well-proportioned, comfortable family home completed in 2011 as one of a development of four properties by a well-regarded local developer.

The accommodation consists of a sitting room with fireplace and door leading to the conservatory, a kitchen/dining room and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite bathroom, a further double bedroom, a spacious single and a family bath and shower room.

Outside a path leads from the off-road parking and enbloc garage across the lawn to the front door. Gates on either side of the property lead to the garden to the rear. The enclosed garden is laid to lawn with an area of paved terrace, a path leading the length of the garden to a garden store and an established flower and shrub border with retaining wall.



HORSMONDEN

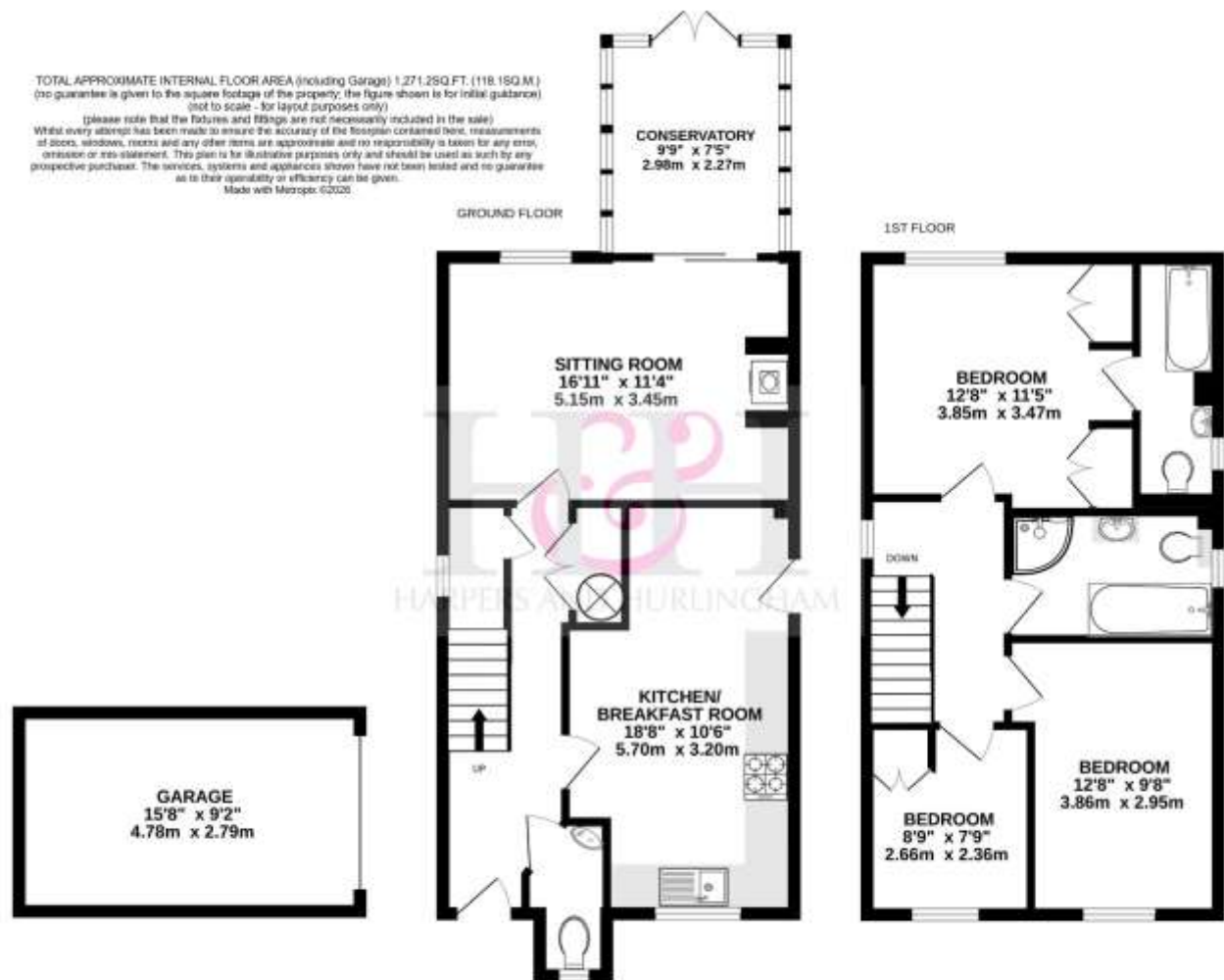
The village of Horsmonden with its charming village green boasts a Country Inn and a selection of local shops including a general store/deli, chemist and hairdresser. There is also a well-regarded Village Primary School and Kindergarten.

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 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.





SERVICES

Mains electricity, water and drainage. Oil fired central heating. Underfloor heating to the ground floor.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: C

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com