



9 Olivers Court
Horsmonden | Tonbridge | TN12 8BZ

FINE & COUNTRY





Step inside

9 Olivers Court

Situated in a small and exclusive cul-de-sac this impressive six bedroom, three storey detached residence was built by upmarket developers, Charles Church, in 2007. It is located in the charming village of Horsmonden in an Area of Outstanding Natural Beauty and is adjacent to communal woodland owned by the residents and managed by Greenbelt.

With its gable dormers and chimneys the house has instant appeal even before you cross the threshold and includes a driveway with room for four cars that leads to a detached double garage. The double front door, flanked by dwarf hedging, opens into a vestibule with storage cupboards and leads to the awe-inspiring reception hall with its central oak staircase and ceramic floor tiles. A pair of glazed oak doors lead to the spacious, light dual aspect living room with porcelain floor tiles, bi-fold doors to the rear terrace and a modern multi-fuel burner that is a great focal point. This makes an excellent entertainment space, while the spacious sitting room opposite is an ideal place for the family to relax. Alternatively it could make an excellent office for anyone working from home.

The ground floor also includes a cloakroom and a fitted utility room with quartz worktop and space for laundry appliances but the 'piece de resistance' is the simply stunning kitchen/breakfast/dining room. This amazingly light and bright space includes two sets of bi-fold doors leading to the garden terrace providing wonderful views across to the woodland and, when the doors are open, creates a real connection, bringing the outside in.

There is a porcelain tiled floor that continues out onto the terrace and attractive shaker style units with quartz worktops housing an induction hob, a built in oven, warming drawer and combi microwave as well as an integrated larder fridge, matching freezer and dishwasher. There's also a large corner larder that provides substantial storage space for groceries. A large central island breakfast bar also includes a sink with a Quooker tap for instant boiling or chilled / sparkling water and a wine cooler. There is plenty of room for a large dining table and chairs adjacent to the bi-fold doors where family and guests can enjoy not only sitting down to a delicious meal, but also the surrounding rural views.

The spacious and light U shaped galleried landing on the first floor includes an airing cupboard, storage facilities and leads to four double bedrooms. You will never have to queue for the bathroom in this house as there is a contemporary Jack and Jill bathroom with a bath, separate shower and vanity basin that is accessed from the landing and from a double bedroom with fitted cupboards. Another double includes an ensuite shower room and built-in wardrobes, while a third is currently used as an office with storage cupboards and French doors to a Juliette balcony. The large and superb principal suite has a partially vaulted ceiling with Velux windows and full height 'tilt and turn' doors with Juliette balconies, a dressing area flanked by sliding mirrored wardrobes leading to a sumptuous ensuite bathroom with a bath, a large separate shower and twin vanity basins. While on the second floor there are two partially vaulted ceiling double bedrooms serviced by a central shower room and is an ideal space for kids or teenagers needing a bit of privacy and independence.

Outside, the impressive terrace wraps around much of the house and includes a secluded courtyard that provides plenty of room for outdoor entertaining, relaxing in the sunshine and enjoying the view across the private woodland. The garden is very easy to manage as it is primarily laid to lawn.



Seller Insight

“ We bought the house when it was brand new some 18 years ago as we loved the area and wanted access to good schools for our children. We were delighted with the spacious nature of the property with its large rooms and extensive storage space, whilst being adjacent to the woodland provides a country feel. There is also a communal paddock on the development that is available to residents where the friendly community can get together and children can play. In 2019 we decided to redesign various aspects of the house to create a larger, lighter family space and have been delighted with the results.

Horsmonden is a charming village surrounded by vineyards, orchards and farmland. It is bordered by the River Teise and includes lovely artificial lakes for fishing and bird watching. There is a large village green, a convenience store, pharmacy and hairdresser as well as a doctors' surgery, a good primary school and kindergarten and a village hall and social club that offer a variety of activities to suit all age groups.

You will also find a sports ground, cricket and tennis club, while the Gun and Spitroast pub has a restaurant that offers an excellent Sunday carvery. There are also a mobile library, pizza and fish and chip mobile vans that visit the village on a regular basis.

Buses provide access to a number of towns and villages including Cranbrook, Tunbridge Wells and Tonbridge while the nearest station is Paddock Wood where trains can whisk you to Charing Cross in 52 minutes and Cannon Street in 48 minutes. There are a wide variety of excellent secondary state and private schools in nearby Tonbridge and Tunbridge Wells.”*

* 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.















Travel

By Road	
Paddock Wood station	4.8 miles
Tonbridge	9.7 miles
Tunbridge Wells	9.4 miles
Dover Docks	47.1miles
Channel Tunnel	36.3 miles
Gatwick Airport	34.8 miles
Charing Cross	52.1 miles
By Train from Paddock Wood	
London Bridge	43 mins
Cannon Street	48 mins
Charing Cross	52 mins
Victoria	1hr 10 mins

Leisure Clubs & Facilities

Horsmonden Cricket Club	07805 246362
Horsmonden Lawn Tennis Club	07726 160539
Horsmonden Sports Club	07484 864007
Hilden Park Golf Club	01732 833607
Tonbridge School Centre	01732 304111

Healthcare

Horsmonden Surgery	01892 723988
Tunbridge Wells Hospital	01622 729000

Education

Primary Schools	
Leigh Academy Horsmonden	01892 722529
Bishop Chavasse	01732 676040
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169
Secondary Schools	
Tonbridge Grammar School	01732 365125
Weald of Kent Grammar School	01732373500
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555

Entertainment

The Gun and Spitroast
Oast Theatre
The Angel Centre

Local Attractions / Landmarks

Tonbridge Castle
Hever Castle
Chartwell
Penshurst Place
Knole House



GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Downstairs Cloakroom
- Kitchen/Dining Room 21'2 x 19'2
- Utility Room 14'1 x 7'5
- Sitting Room 14'3 x 14
- Living Room 22 x 14'1

FIRST FLOOR LANDING

- Bedroom 1 18'5 x 17 reducing to 14'9
- Dressing Area 11' x 5'7
- En-Suite Bathroom 14' x 6'11
- Bedroom 2 14'1 x 10
- (En-Suite Shower)
- Bedroom 3 14' x 10'11
- Jack & Gill Bathroom 12' x 6'8
- Bedroom 6 10'10 x 9'7

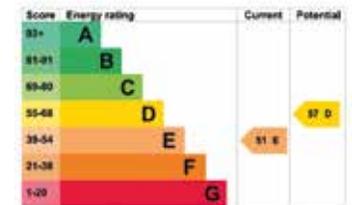
SECOND FLOOR

- Bedroom 4 14' x 15'2
- Shower Room 9' x 6'9
- Bedroom 5 15'1 x 10'10

OUTSIDE

- Double Garage 17'6 x 17'6
- Rear Garden

Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



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