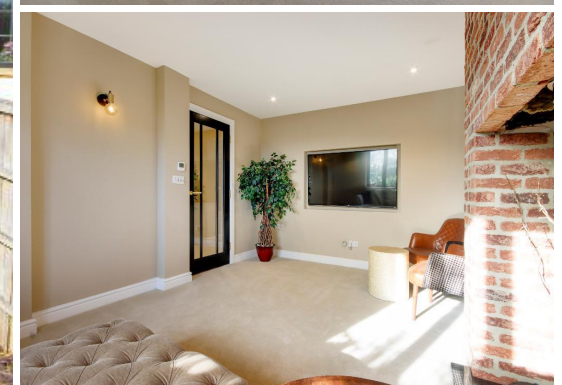




- Attractive Family Home on Country Lane

- Three Further Bedrooms, One Ensuite

- Entrance Hall, Cloakroom, Sitting Room

- Family Bathroom

- Kitchen/Dining Room, Utility Room

- Just Under 0.5 Acres

- Principal Bedroom, Ensuite

- Detached Outbuilding, Stable Block, Barn

Description

HORSMONDEN - CRANBROOK SCHOOL CATCHMENT

Occupying a country lane location on the rural outskirts of Horsmonden, this attractive cottage has undergone a complete transformation having been fully renovated and extended to provide a stylish family home.

The entrance hall opens into the double aspect kitchen/dining room with sliding doors on two sides, a sitting room with fireplace, utility room and cloakroom completing the ground floor. The first floor is host to three double bedrooms, one with ensuite shower room whilst the other two share a family bathroom. The second floor provides a spacious principal bedroom with ensuite shower room, walk-in wardrobe and Juliet balcony.

The cottage sits in just under 0.5 acres comprising garden and a paddock, three stable block with attached barn and a detached two storey outbuilding.

Tunbridge Wells Borough Council - Council Tax Band E
EPC Rating: D

Horsmonden offers a charming village green and boasts a Country Inn and a selection of local shops including a general store and chemist, together with a local doctors surgery whilst





nearby Goudhurst offers a variety of shops including a bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors surgery, a veterinary surgery and a few local pubs offering good food.

There are a number of excellent schools in the area including the local primary school together with Bethany, Benenden School, St Ronans, Sutton Valence and Dulwich School. In addition there are a number of Grammar Schools in the general locality.

The mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.

SERVICES:

Mains electricity and water.

LPG heating and underfloor heating.

Private drainage

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











TOTAL APPROXIMATE INTERNAL FLOOR AREA (excluding Outbuilding) 2,026SQ.FT. (188.2SQ.M.)
OUTBUILDING APPROXIMATELY 691.7SQ.FT. (64.5SQ.M.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



The Cornerhouse
Stone Street
Cranbrook
Kent
TN17 3HE

T: 01580 715 400
E: enquiries@harpersandhurlingham.com
W: www.harpersandhurlingham.com



HARPERS AND HURLINGHAM