



Lambert & Foster



WEST AUGUST PITTS

CHURN LANE | HORSMONDEN | KENT | TN12 8HW

A beautiful four bedroom, two bathroom, and downstairs WC, semi-detached character cottage, ideally situated in a rural setting just outside the popular village of Horsmonden. The property benefits from spacious and versatile family living, featuring a kitchen/breakfast room, utility room, separate dining room and a generously sized reception room. Outside is a detached oak framed garage and carport. To the rear of the property boasts a large mature garden with fantastic views over the Kent countryside. On the market with no onward chain.

Guide Price £675,000

FREEHOLD





WEST AUGUST PITTS

CHURN LANE, HORSMONDEN, KENT, TN12 8HW

- Four bedroom, two bathroom character cottage
- Semi-rural location with great views
- Versatile living accommodation
- Detached garage and carport with electric charging facilities
- On the outskirts of a popular village location
- On the market with no onward chain

VIEWING: By appointment only.
Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///sprinting.spend.merit

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Speak to Agent
Sewerage: Cesspit **Heating:** Electric and Log Burners

BROADBAND: Standard with Starlink available

MOBILE COVERAGE: Good Outdoor
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Tunbridge Wells Borough Council

COUNCIL TAX: Band E **EPC:** E (46)

COVENANTS: None

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Very Low Risk **Surface Water:** Very Low Risk
Reservoirs: Unlikely **Groundwater:** Unlikely
(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

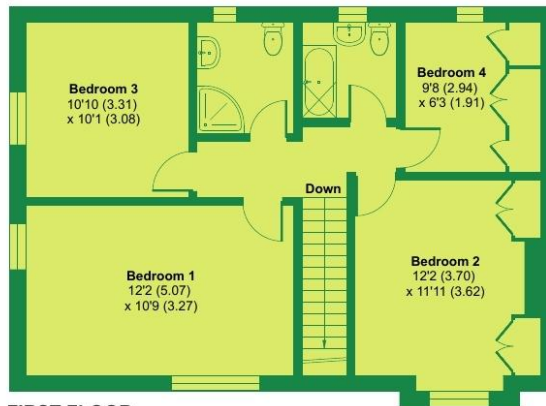
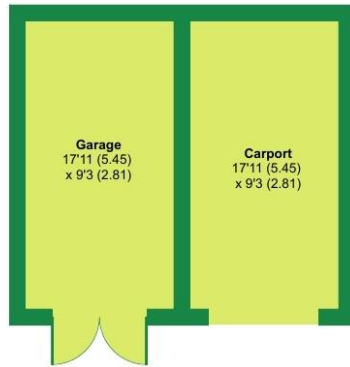
West August Pits, Churn Lane, Tonbridge, TN12 8HW

Approximate Area = 1549 sq ft / 143.9 sq m (excludes carport)

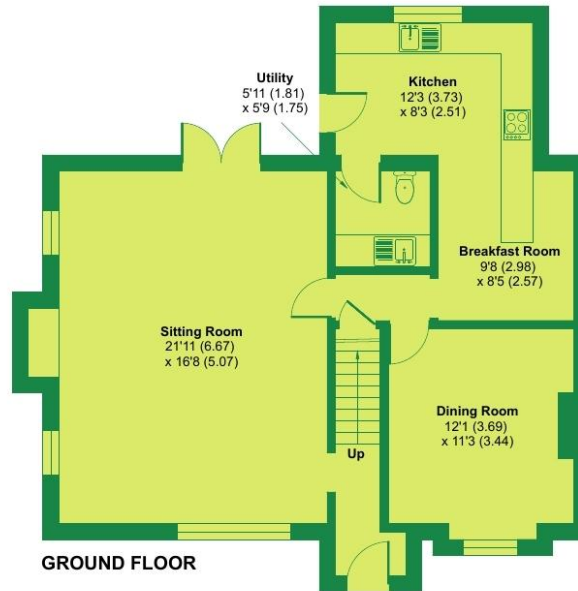
Garage = 165 sq ft / 15.3 sq m

Total = 1714 sq ft / 159.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Lambert and Foster Ltd. REF: 1421659

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