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GIBBET LANE

HORSMONDEN | TONBRIDGE | KENT | TN12 8NA

A great opportunity to purchase a three bedroom semi-detached family home in a sought after village location in the heart of the Kent countryside. The property benefits from a great size kitchen/dinner, reception room, boot room/utility room, study, three good size bedrooms and a family bathroom. Outside, to the rear is an ideal size garden perfect for a family including an outbuilding, covered patio area, separate outside office, lawned area and enough room for a vegetable patch. The village has a pharmacy, a good primary school, the village store and easy access to the main line station and secondary school in the nearby town Paddock Wood.

Guide Price £425,000-£450,000





5 GIBBET LANE HORSMONDEN, KENT, TN12 8NA

- Pretty village location which benefits from a village green
- Three bedroom semi detached family home benefitting from solar panels
- Reception room with woodburning stove
- Large kitchen diner with full working Rayburn
- Detached garden office in a good sized garden
- Close proximity to Paddock Wood mainline station

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Oil fired central heating

BROADBAND: Standard and Superfast available

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

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band C **EPC:** E (42)

COVENANTS: None known

FLOOD & EROSION RISK: Property flood history: None Rivers and the sea: None Surface Water: None Reservoirs: None Groundwater: None
(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.

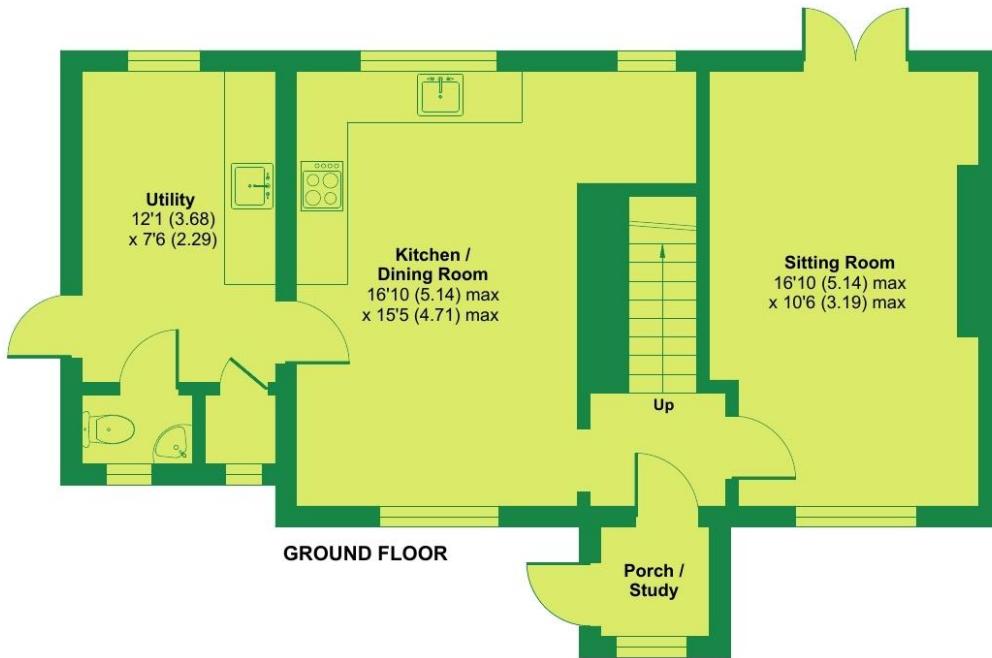
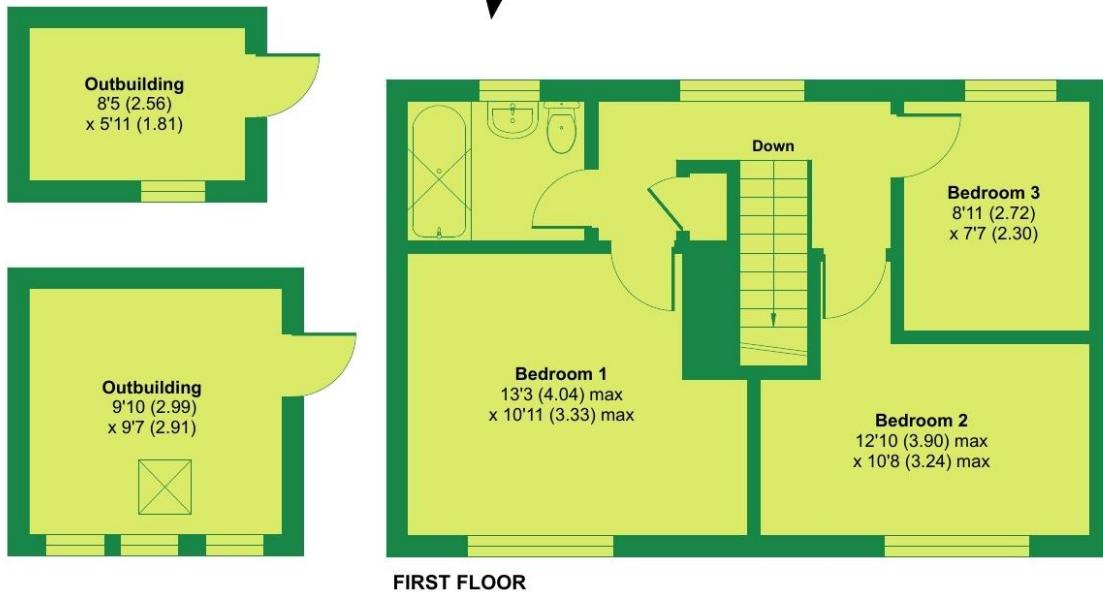
5 Gibbet Lane, Horsmonden, Tonbridge, TN12 8NA

Approximate Area = 1041 sq ft / 96.7 sq m

Outbuildings = 144 sq ft / 13.3 sq m

Total = 1185 sq ft / 110 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2025. Produced for Lambert and Foster Ltd. REF: 1342511

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

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