



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.

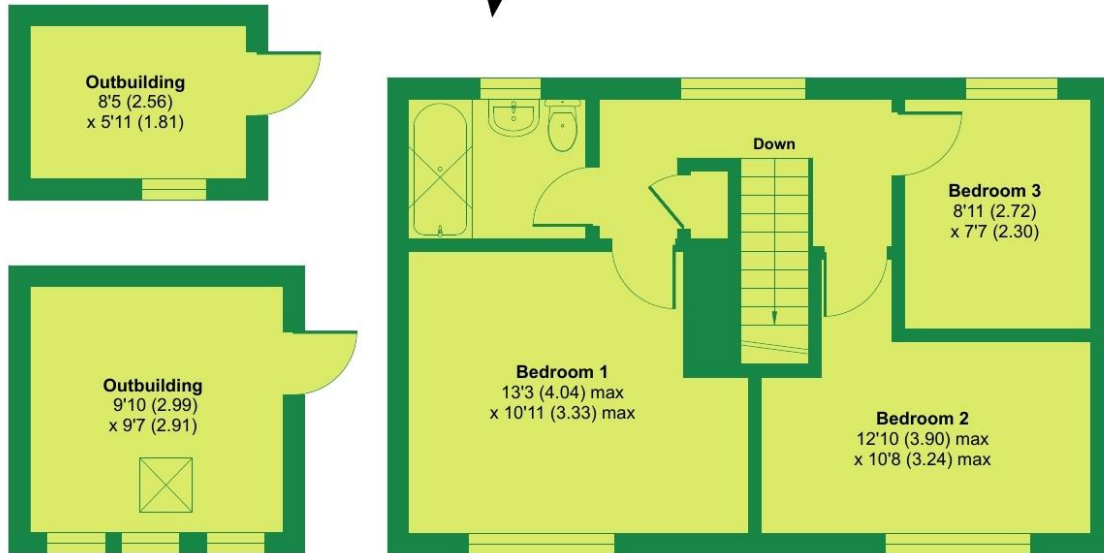
5 Gibbet Lane, Horsmonden, Tonbridge, TN12 8NA

Approximate Area = 1041 sq ft / 96.7 sq m

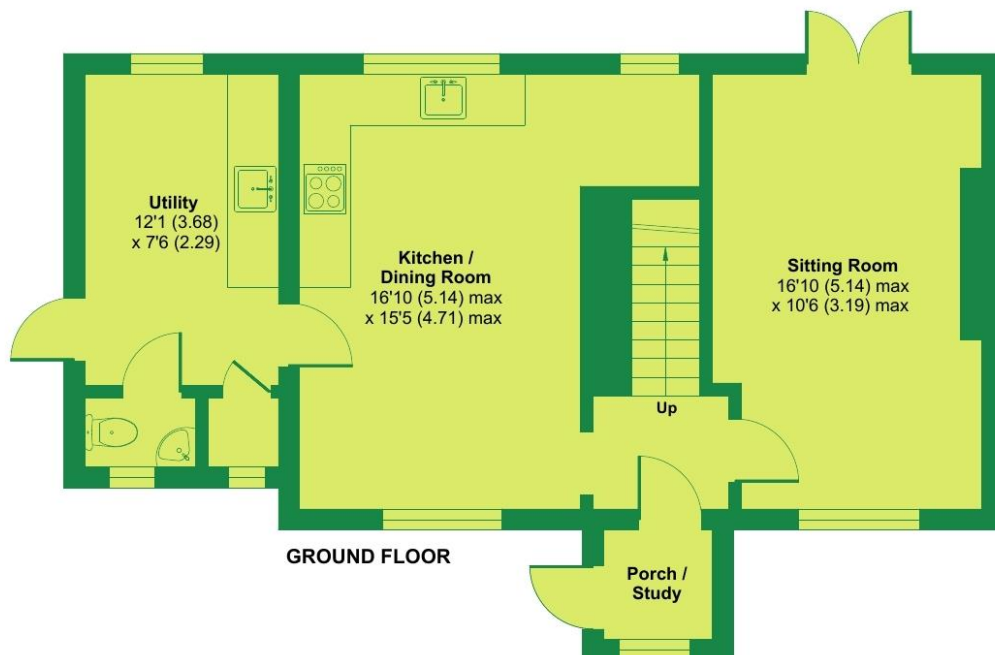
Outbuildings = 144 sq ft / 13.3 sq m

Total = 1185 sq ft / 110 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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

OFFICES LOCATED AT:

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Paddock Wood, Kent TN12 6DS

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Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
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Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

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