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**New Bassetts Cottages**  
**Goudhurst Road**  
**Tonbridge**  
**£425,000**



### 3 Bedroom Semi-Detached House in Popular Horsmonden

This three bedroom semi-detached house is in the popular village of Horsmonden. The property is being sold chain free and is in need of full refurbishment. The property has dual aspect living and family rooms, and a separate kitchen. Upstairs there are two double bedrooms and a third single bedroom, plus a family bathroom. There is a downstairs WC and a covered store to the side with access to the front and rear of the property. Outside the front and rear gardens are mainly laid to lawn. There is a brick shed in the rear garden. Double glazed, electric heating with solar photovoltaics and an air source heat pump, EPC band E. Council tax band D. Walking distance to village amenities. Freehold. Viewing highly recommended.





### **Bedroom 3** 9' 1" x 7' 8" (2.76m x 2.33m)

Bedroom three has a double glazed window that overlooks the rear garden and a radiator with thermostatic valve.

### **Family Bathroom**

The upstairs family bathroom has a bath and wall mounted hand basin. There is a WC, a heated towel rail, a shaving socket and a double glazed window.

### **Front and Rear Gardens**

The front and rear gardens are mainly laid to lawn with mature borders. There is a brick shed in the rear garden and an air source heat pump.

### **Location**

The property sits in quiet cul-de-sac, in an elevated position with views over the surrounding countryside. The property is in walking distance of the village amenities including the Horsmonden surgery, village hall and green. The Leigh Academy with its Good Ofsted rating is just over a 10 minute walk away. The mainline railway station at Paddock Wood with its train services to London is less than a 15 minute drive.

### **EPC and Council Tax**

Energy Performance Certificate band E. Council tax band D, £2,483.67 for 2026-27.

## **ACCOMMODATION**

### **Family Room** 16' 11" x 11' 0" (5.16m x 3.35m)

The dual aspect family room has double glazed windows that overlook the front and rear gardens. The room has a fireplace with stove, two storage cupboards, and two radiators.

### **Living Room** 16' 10" x 10' 6" (5.14m x 3.2m)

The dual aspect living room has double glazed windows that overlook the front and the rear garden. There is a feature fireplace, a TV point and two radiators with thermostatic valves.

### **Kitchen** 8' 10" x 7' 9" (2.7m x 2.37m)

The kitchen has a double glazed window that overlooks the rear garden. There is a sink and some fitted units. There is space for a cooker and a fridge freezer. A back door from the kitchen leads to the side store, and WC.

### **Downstairs WC and Store** 15' 11" x 4' 8" (4.85m x 1.43m)

A back door from the kitchen leads to an enclosed store and downstairs WC. There is a coal store and doors that lead to the front and rear of the property.

### **Master Bedroom** 12' 3" x 11' 2" (3.74m x 3.4m)

The double master bedroom has a double glazed window that overlooks the front garden. There is a feature fireplace, a radiator with thermostatic valve and a fitted wardrobe cupboard.

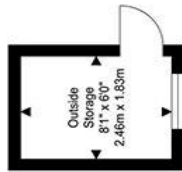
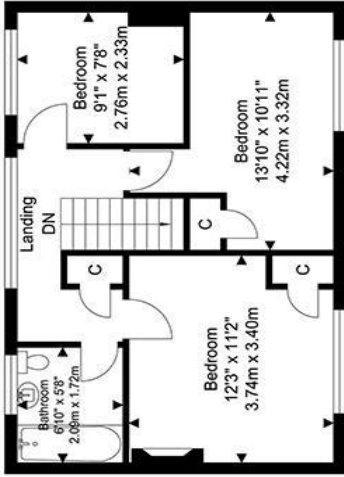
### **Double Bedroom 2** 13' 10" x 10' 11" (4.22m x 3.32m)

The second double bedroom has a double glazed window that overlooks the front garden. There is a radiator with thermostatic valve and a fitted wardrobe cupboard.

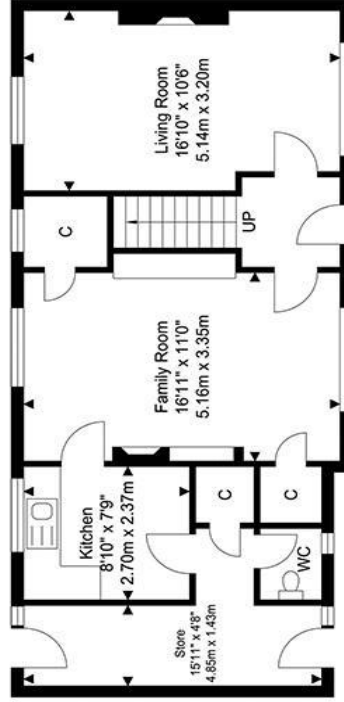




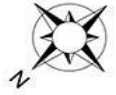
# FLOOR PLAN



**First Floor**  
 Approximate Floor Area  
 444.01 SQ.FT.  
 (41.25 SQ.M.)



**Ground Floor**  
 Approximate Floor Area  
 652.83 SQ.FT.  
 (60.65 SQ.M.)



**TOTAL APPROX FLOOR AREA 1145.28 SQ. FT / 106.40 SQ. M**  
 For Identification Purposes Only.

**Outbuilding**  
 Approximate Floor Area  
 48.43 SQ.FT.  
 (4.50 SQ.M.)

## IMPORTANT NOTICE

IMPORTANT NOTICE Bardens Estates, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images, plans and video tour are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bardens Estates have not tested any apparatus, fittings, or services. Purchasers must satisfy themselves by inspection or otherwise.



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