



Lambert & Foster



OAST VIEW

HORSMONDEN | TONBRIDGE | KENT | TN12 8LE

Great opportunity to purchase this four-bedroom detached family home that requires some modernisation. The versatile accommodation comprises of a sitting room/ reception, kitchen/ breakfast room, study, utility room, downstairs cloak room, family bathroom, integral garage, large garden to the rear and off-street parking for several cars to the front. Located in the popular village of Horsmonden which is renowned for its community feel. The nearby town of Paddock Wood provides a mainline station with excellent transport links into London.

Guide Price £550,000

FREEHOLD





5 OAST VIEW

HORSMONDEN, TONBRIDGE, KENT, TN12 8LE

- Four-bedroom detached family home
- Development Potential STPP
- Beautiful Village Location
- Over 1700sqft of Versatile living accommodation
- Good size garden, garage and off-street parking
- Easy access to Paddock Wood mainline station with links into London.

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///settled.launcher.exonerate

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Oil

BROADBAND: Standard, Superfast and Ultrafast Available

MOBILE COVERAGE: Good Outdoor and In Door

(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 F **EPC:** C (79)

COVENANTS: None

FLOOD & EROSION RISK: Property flood history: None

Rivers and the sea: Very Low **Surface Water:** Very Low

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 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.

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Approximate Area = 1570 sq ft / 145.8 sq m

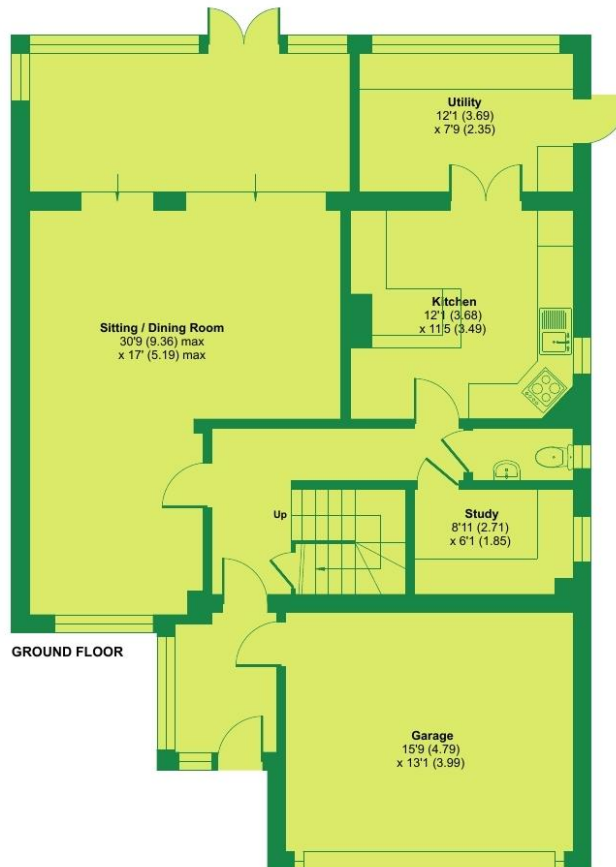
Garage = 206 sq ft / 19.1 sq m

Total = 1776 sq ft / 164.9 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:1432130

OFFICES LOCATED AT:

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