



Lambert & Foster



BRIAR HOUSE

MAIDSTONE ROAD | HORSMONDEN | KENT | TN12 8DB

This charming detached family home is set in the beautiful Kent countryside near the centre of the pretty village of Horsmonden. The property benefits from just under 2,500sq ft of versatile living space which include a generous kitchen/breakfast room, dining room, sitting room, utility room, downstairs cloakroom, conservatory, study, four double bedrooms and three bathrooms. A detached garage and parking to the rear and is surrounded by beautiful and mature gardens to the front and rear. The popular location is close to Paddock Wood mainline station offering fast links into London.

Offered to the market with NO ONWARD CHAIN

Guide Price £900,000-£950,000

FREEHOLD





BRIAR HOUSE

MAIDSTONE ROAD, HORSMONDEN, KENT, TN12 8DB

- Detached four double bedroom and three bathrooms
- Detached garage with off street parking
- Beautiful mature gardens to the front and back
- Near the popular pretty village of Horsmonden in a semi-rural location
- Mainline station nearby offering fast services into London
- Offered to the market with NO ONWARD CHAIN

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Shared septic tank **Heating:** Oil fired central heating

BROADBAND: Standard, Superfast, Ultrafast

MOBILE COVERAGE: Good outdoor

(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 G **EPC:** D (61)

FLOOD & EROSION RISK: Property flood history: None

Rivers and the sea: Very low risk **Surface Water:** Very low risk

Reservoirs: Outside of risk **Groundwater:** Unlikely in this area

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof with tiles hung to the first floor elevation



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.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

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

Briar House, Maidstone Road, Horsmonden, Tonbridge, TN12 8DB

Approximate Area = 1863 sq ft / 173 sq m

Limited Use Area(s) = 97 sq ft / 9 sq m

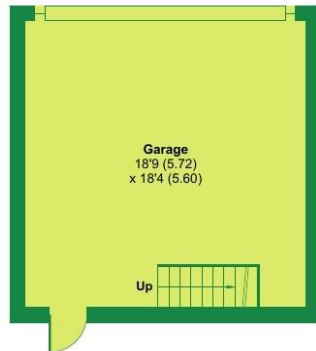
Garage = 484 sq ft / 44.9 sq m

Total = 2444 sq ft / 226.9 sq m

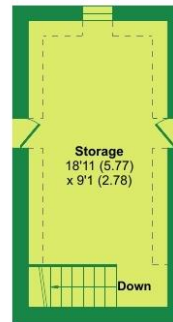
For identification only - Not to scale



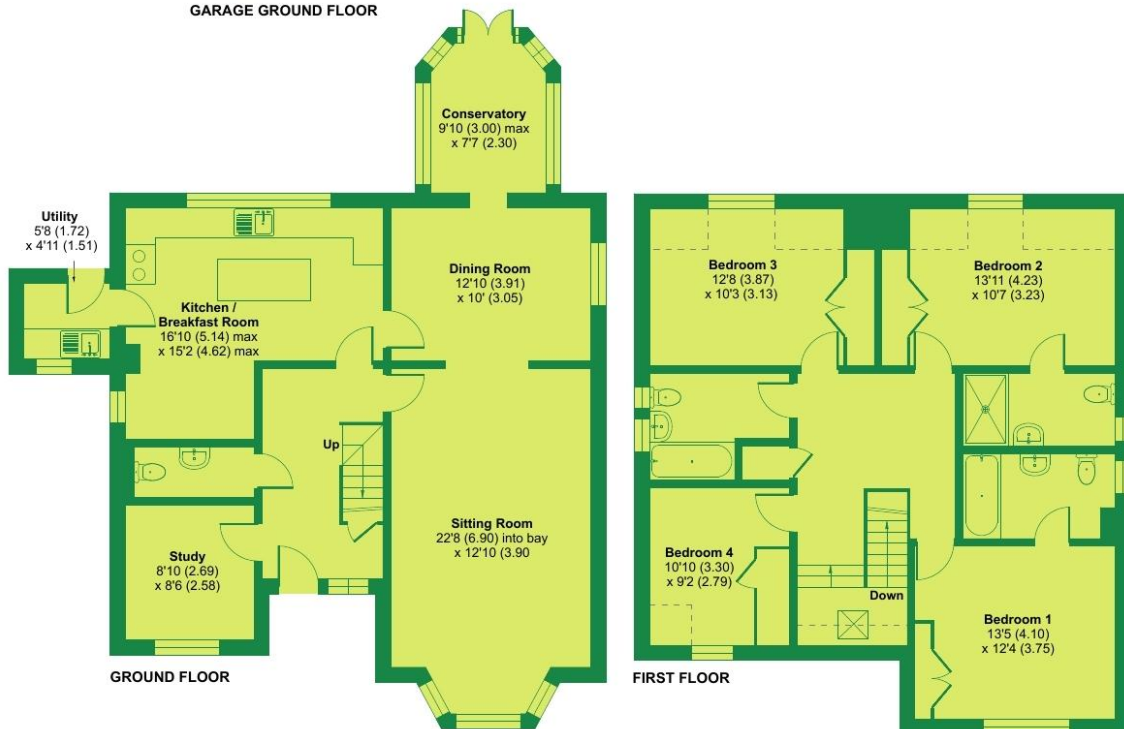
Denotes restricted head height



GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Lambert and Foster Ltd. REF: 1417721

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