



# 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 £950,000-£975,000





## 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](http://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](http://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.

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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

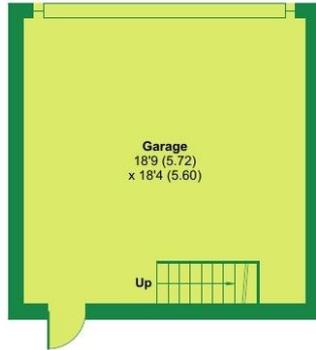
Garage = 484 sq ft / 44.9 sq m

Total = 2444 sq ft / 226.9 sq m

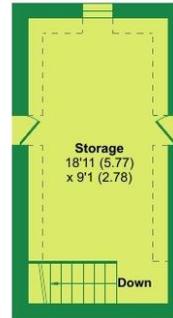
For identification only - Not to scale



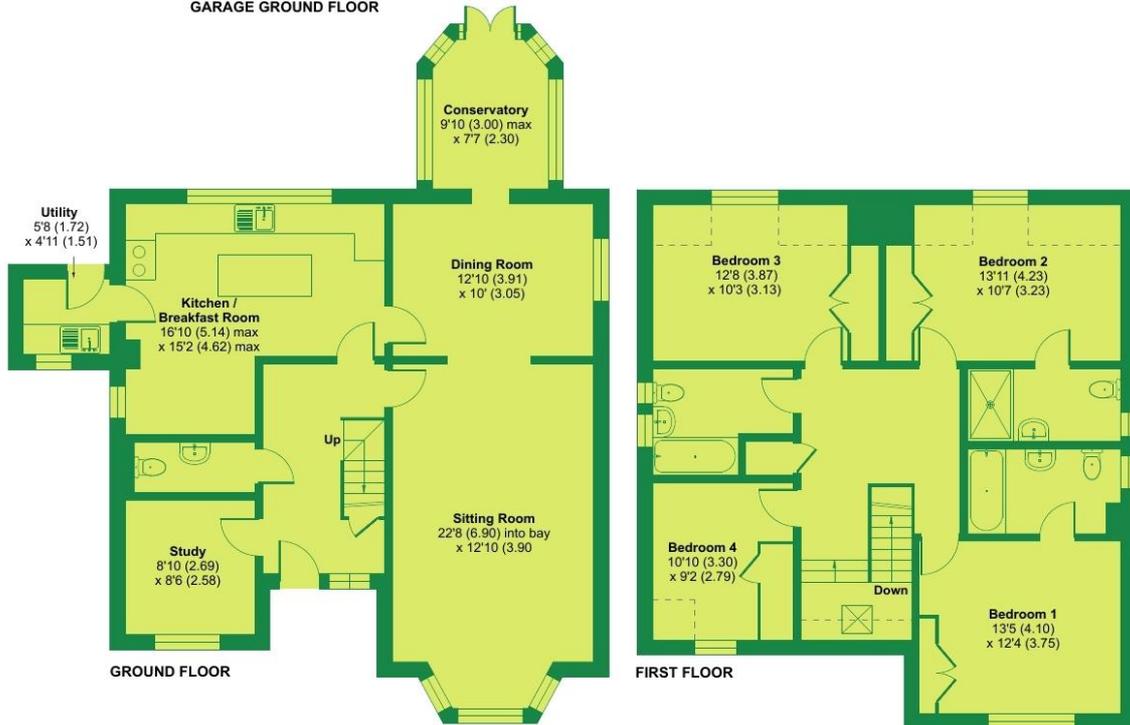
Denotes restricted head height



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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**Lambert & Foster**