



Lynwood
Maidstone Road | Horsmonden | Tonbridge | Kent | TN12 8DA

 FINE & COUNTRY





STEP INSIDE

Lynwood

Backing onto glorious countryside next to the High Weald National Landscape (formerly an Area of Outstanding Natural Beauty) stands this beautifully updated four-bedroom chalet bungalow. It is surrounded by 0.68 acres of ground and includes a heating swimming pool. The property is approached along a spacious drive providing plenty of off-road parking and bordered by a delightful front garden with a lawn, a rose bed and mature trees. The front door opens into a useful lobby and leads to the hallway with oak wood flooring that flows through to the impressive sitting room.

This features a charming brick surround log burning stove that provides additional warmth on cold winter days, a very large multi-pane bay window with views over the front garden and it is open plan to a fitted study area with bespoke built in shelving and storage facilities, a separate multi-pane bay window and a staircase to the first floor. However, it is the kitchen/breakfast room that is the 'heart of the household'. It was redesigned about three years and includes attractive units with high-end appliances such as a five-ring gas hob and extractor, a built-in double oven and microwave as well as an integrated dishwasher and full-height larder fridge while a freezer is in the adjacent utility. In the breakfast area there are patio doors opening out onto the rear terrace, additional storage cabinets and shelving as well as a boiler cupboard. There is a relaxing family room/snug with a very wide archway to the dual aspect dining room that has a door to the terrace and is ideal for more formal entertaining or family celebrations.

The rest of the ground floor incorporates a family bathroom, a separate cloakroom and three double bedrooms including one with an ensuite toilet. The smallest bedroom is currently set up as an office with fitted shelving and a day/occasional bed. The delightful principal suite is on the first floor and features a walk-in dressing room as well as bespoke fitted cupboards, a trendy ensuite shower room with a contemporary vanity basin and French doors to a wide balcony with a glass and chrome balustrade. Here you can sit and sip your morning coffee reveling in the stunning views and sun rises across the rear garden and the superb countryside beyond.

Outside this property provides something to enjoy wherever you look. There is a spacious terrace for barbecues and outdoor entertaining that continues through an arched pergola and around the heating swimming pool with its attractive pool house. Vast swathes of lawn are ideal for a game of cricket or football and are bordered by specimen trees and plenty of shrubs that provide a colourful display at varying times of the year. You will also find a charming summerhouse with a patio/bistro area, a large vegetable and herb garden, an orchard, fruit cages, a chicken run and bee hives. While solar panels on the roof provide economic water heating, separate PV panels provide electricity and cover the cost of running the swimming pool in the summer.



SELLER INSIGHT

“ We bought this property some 19 years ago and it has been delightful. We have loved creating the garden and not only enjoying the swimming pool but also developing the ‘good life’ with our own fruit, chickens and bees. We have also taken great delight in updating the house to be the lovely home you see today. We like the space, the views and the countryside feel yet it is only eight minutes’ walk to the centre of Horsmonden.

This charming village is surrounded by farmland, orchards and vineyards. It is bordered by the River Teise and includes attractive artificial lakes for fishing and bird watching. There is a large village green, a convenience store, pharmacy and hairdresser as well as a doctor’s surgery, a good primary and kindergarten school and a village hall that offer a variety of activities to suit all age groups while popular pubs and restaurants nearby include The Halfway House and The Hopbine Inn.

We are also in the catchment area for the numerous excellent state and private schools around Cranbrook and in Tonbridge and Tunbridge Wells. Regular bus services, including school buses, connect the village with neighbouring towns and schools, providing convenient access for families and commuters alike. They go to Cranbrook, Tunbridge Wells and Tonbridge while the nearest station is Paddock Wood where trains can whisk you to Charing Cross in 52 minutes and Cannon Street in 48 minutes or Tonbridge station where the fast train to London Bridge takes just over half an hour.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Education

Primary Schools:

Leigh Academy Horsmonden	01892 722529
Brenchley & Matfield Primary	01892 722929
Cranbrook Primary School	01580 713249
Kent College Pembury (independent)	01892 822006
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169
Dulwich Cranbrook Preparatory	01580 712179
St Ronans (independent)	01580 752271

Secondary Schools:

Cranbrook Grammar School (day/boarding)	01580 711800
Tonbridge Grammar School	01732 365125
Skinners School, Tunbridge Wells	01892 520732
Tunbridge Wells Grammar School	01892 529551
Tunbridge Wells Girls Grammar School	01892 520902
Weald of Kent Grammar School	01732373500
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555
Cranbrook Dulwich (Independent)	01580 712179
Benenden (independent)	01580 240592

Travel

By Road:

Horsmonden	0.6 miles
Brenchley	2.5 miles
Paddock wood station	4.5 miles
Tonbridge	9.9 miles
Tunbridge Wells	8.9 miles
Dover Docks	49.1 miles
Channel Tunnel	36.9 miles
Gatwick Airport	33.9 miles
Charing Cross	46.0 miles

By Train from Tonbridge:

London Bridge	31 mins
Charing Cross	42 mins
Victoria	1hr 05 mins
Ashford International	37 mins
Hastings	48 mins

Healthcare

Horsmonden Surgery	01892 723988
Tunbridge Wells Hospital	01622 729000
Brenchley Dental	01892 723529

Leisure Clubs & Facilities

Horsmonden Cricket Club	07805 246362
Horsmonden Lawn Tennis Club	07726 160539
Horsmonden Sports Club	07484 864007
Hilden Park Golf Club	01732 833607
Tonbridge School Centre	01732 304111

Entertainment

The Halfway House
The Gun and Spitroast
The Hopbine
Odeon Cinema complex
The Assembly Rooms Theatre
Trinity Theatre

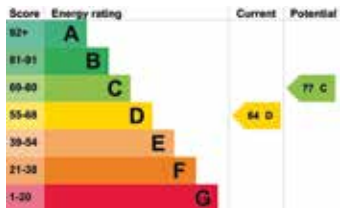
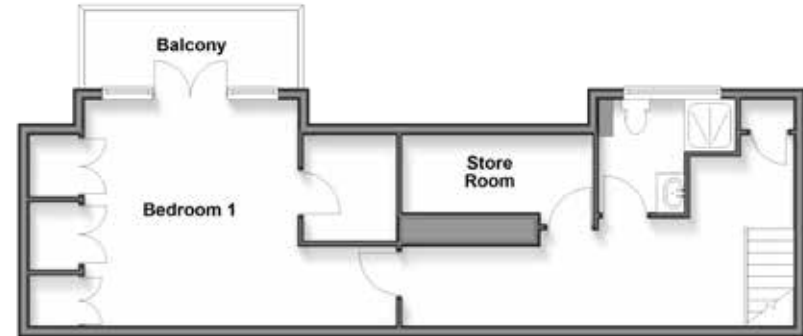
Local Attractions & landmarks

Scotney Castle
Bowl Water
Tonbridge Castle
Hever Castle
Chartwell
Penshurst Place
Knole House

Ground Floor
Approx. 146.4 sq. metres (1575.4 sq. feet)



First Floor
Approx. 51.8 sq. metres (557.6 sq. feet)
(excluding Balcony)



GROUND FLOOR

Sitting room	20'9 x 15'1 (6.33m x 4.60m)
Family room	12'10 x 12'8 (3.91m x 3.86m)
Study	14'10 x 10'7 (4.52m x 3.23m)
Kitchen	12'7 x 11'7 (3.84m x 3.53m)
Breakfast / utility room	12'2 x 11'2 (3.71m x 3.41m)
Dining room	14'11 x 11'7 (4.55m x 3.53m)

FIRST FLOOR

Bedroom 1	11'11 x 9'8 (3.63m x 2.95m)
Bedroom 2	15'5 x 11'1 (4.70m x 3.38m)
Bedroom 3	18'8 x 11'0 (5.69m x 3.36m)
Bedroom 4	17'2 x 13'6 (5.24m x 4.12m)
Play Room	15'0 x 12'0 (4.58m x 3.66m)

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