



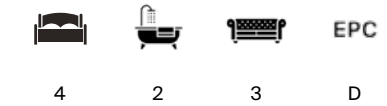
COPPINS

Grovehurst Lane, Horsmonden, Kent



A FABULOUS MODERN HOME, IN A SOUGHT-AFTER LOCATION

This fantastic and beautifully presented family house is located in an exclusive setting, off a private road within the grounds of the sought-after Capel Manor Estate, and within the popular Cranbrook School Catchment Area.



Local Authority: Tunbridge Wells Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Mains drainage.

Paddock Wood 5 miles (London Bridge from 44 mins). Cranbrook 7 miles. Tunbridge Wells 9 miles (London Bridge from 44 mins). Tonbridge 11 miles (London Bridge from 34 mins).

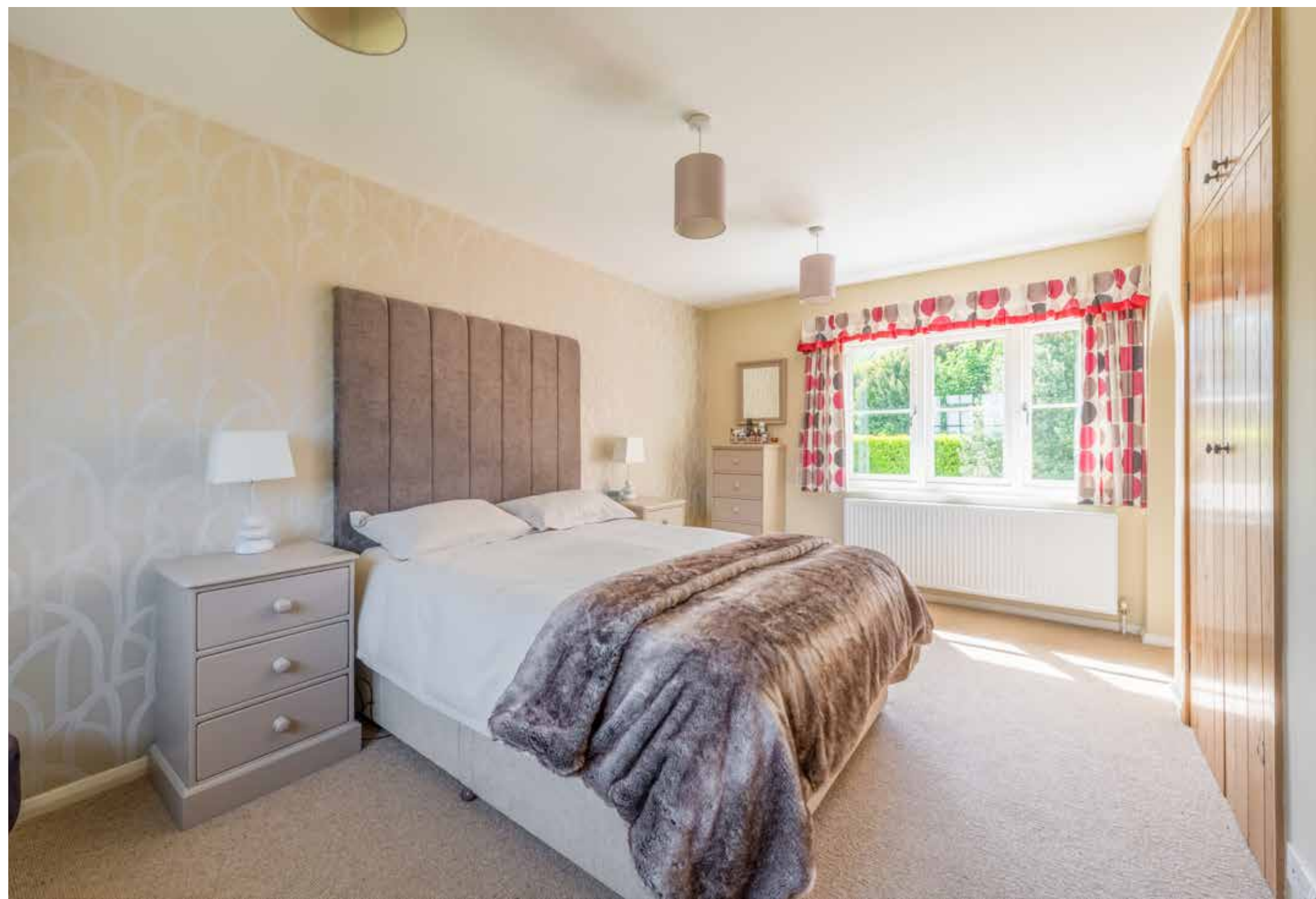
Postcode: TN12 8BG www.what3words.com/hawks.capers.natural



EXCLUSIVE AND HIGHLY SOUGHT-AFTER SETTING

The property is approached off an exclusive private road, located within the grounds of the sought-after Capel Manor Estate. The picturesque village of Horsmonden is 1 mile away and offers a good range of amenities including local shops, coffee shop, pharmacy and doctors' surgery. Nearby Goudhurst is well known for its pretty centre, ancient church, duck pond, period buildings, inns and restaurants. Further amenities are available at the larger centres of Cranbrook, Tunbridge Wells and Tonbridge. Paddock Wood, Tunbridge Wells and Tonbridge stations provide a frequent service to London. The property lies within the Cranbrook School Catchment Area. Other notable schools include Dulwich Preparatory (Cranbrook), St Ronan's (Hawkhurst), Benenden School, Holmewood House Prep (Langton Green), Kent College (Pembury), grammar schools for boys and girls in Tunbridge Wells and Tonbridge, and public schools at Tonbridge and Sevenoaks.







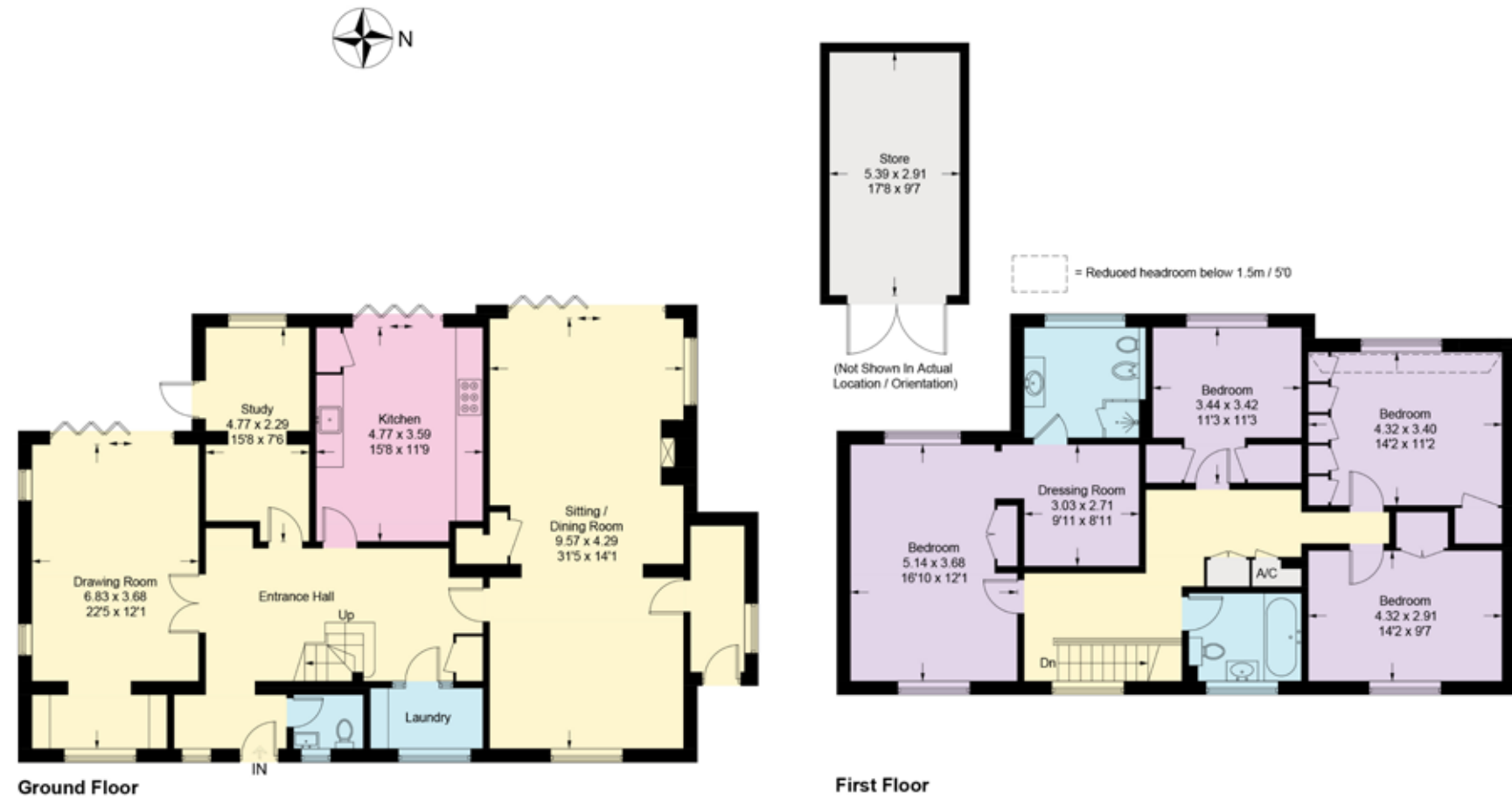
FABULOUS FAMILY HOME WITH DELIGHTFUL GARDENS

This wonderful detached house provides excellent family accommodation surrounded by delightful gardens and set in an exclusive and sought-after location. The property is of brick construction with attractive red tile hung upper elevations. Internally, the beautifully presented space flows well and is extremely well-proportioned totalling 2507 square feet. The principal reception rooms, as well as the kitchen, all benefit from bi-fold doors opening out to the rear terrace and gardens creating a perfect space for entertaining. The impressive sitting/dining room is over 31 feet in length and has a charming brick fireplace with wood burner and an open plan dining room at one end. There is also a double aspect drawing room with windows to the side and bi-fold doors to the rear. The fabulous modern kitchen/breakfast room includes numerous fitted units, a Smeg Range cooker and space for a table. At the rear of the house there is a study and, to the front, a w.c. and laundry room. To the side, there is also a separate entrance via a useful boot room.

On the first floor, the landing gives access to the four good sized bedrooms and superbly appointed family bathroom. The spacious principal bedroom is double aspect and benefits from a fantastic en suite shower room and dressing room.

Outside, the house is approached via a gated driveway leading to the parking area and detached store. The immaculately maintained gardens surrounding the house are laid to lawn, edged with mature hedging, trees and shrubs providing a great deal of privacy. To the rear, a large paved terrace spans the width of the house – ideal for al fresco dining and entertaining – with a separate area at one end housing a sunken spa bath/hot tub within a decked surround.





Approximate Gross Internal Area =
 House: 232.9 sq m / 2507 sq ft. Store: 15.7 sq m / 169 sq ft.
 TOTAL: 248.6 sq m / 2676 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Simon Biddulph
 01892 515035
 simon.biddulph@knightfrank.com

Knight Frank Tunbridge Wells
 47 High Street,
 Tunbridge Wells, Kent, TN1 1XL

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated May 2026. All times and distances stated in these particulars are approximate. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

