



# The Barn

HORNS LODGE LANE, TONBRIDGE, KENT, TN11 9NH





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## AN ENERGY-EFFICIENT DETACHED 3 BEDROOM MODERN FAMILY HOME IN A TRADITIONAL SETTING

Situated within a small gated community off a private access only lane (bridleway), The Barn is an impeccably presented luxury efficient eco home designed for the owners by renowned Grand Design eco-architects, Hawkes Architecture, as a refined reimaging of the rural barn.

This efficient, low running cost home, has been built to the rigorous Passivhaus standard:

- Highly insulated
- Triple glazing
- Airtightness (20 times better than Building Regulations)
- Ventilation heat recovery (MVHR)
- Smart UFH heating throughout
- Orientated to benefit from passive winter solar heat gain
- Rainwater harvesting (5000L)



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Approached via a gated gravel driveway, The Barn has a light bright interior, open plan living area upstairs and bedrooms downstairs (cooler in the summer). The first floor spacious open plan living has a barrel vaulted ceiling, glass juliette balcony and countryside views.

## FEATURES INSIDE INCLUDE:

- Integrated Audio Visual system
- Lutron automated blinds built-in
- Bespoke kitchen (Miele / Siemens appliances, Quooker, Water Softener, Baking Station)
- Custom-made carpentry and built-in storage throughout
- Impeccable quality materials and fitments

## OUTSIDE:

- Insulated, heated and alarmed double garage with utility area and W.C. (STPP potential for future conversion to home office / annex)
- Expansive terrace ideal for al fresco entertaining
- Mature low maintenance country garden (c.0.5 acres)

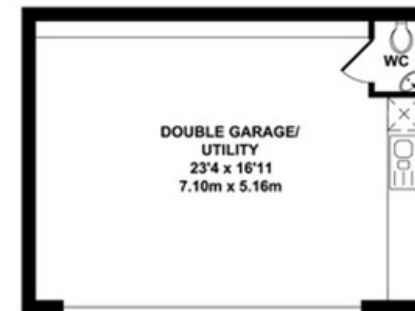
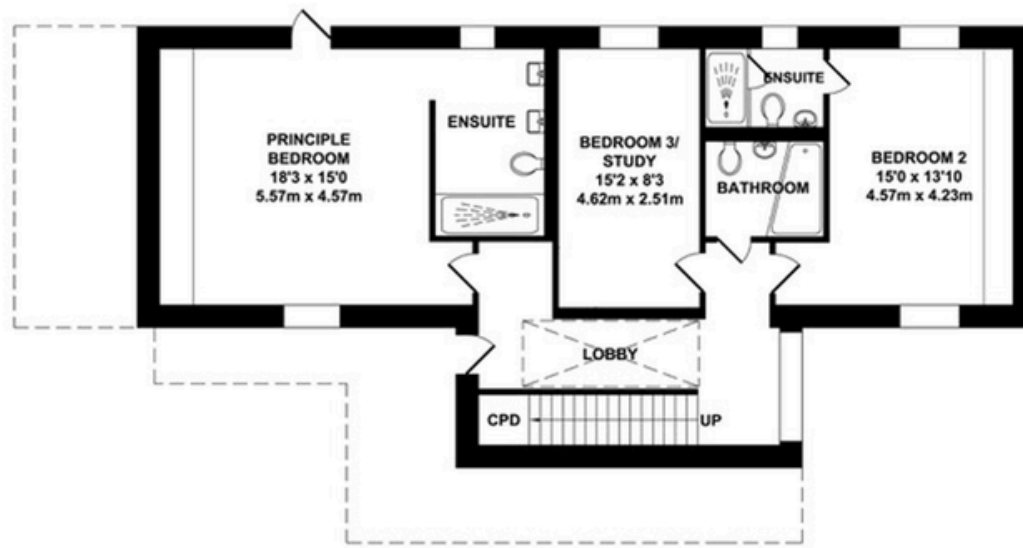




HOUSE G.FLOOR: 890 SQ.FT (82.69 SQ.M.)  
 HOUSE 1<sup>ST</sup> FLOOR: 1,211 SQ.FT (112.52 SQ.M.)  
 GARAGE: 394 SQ.FT (36.65 SQ.M.)

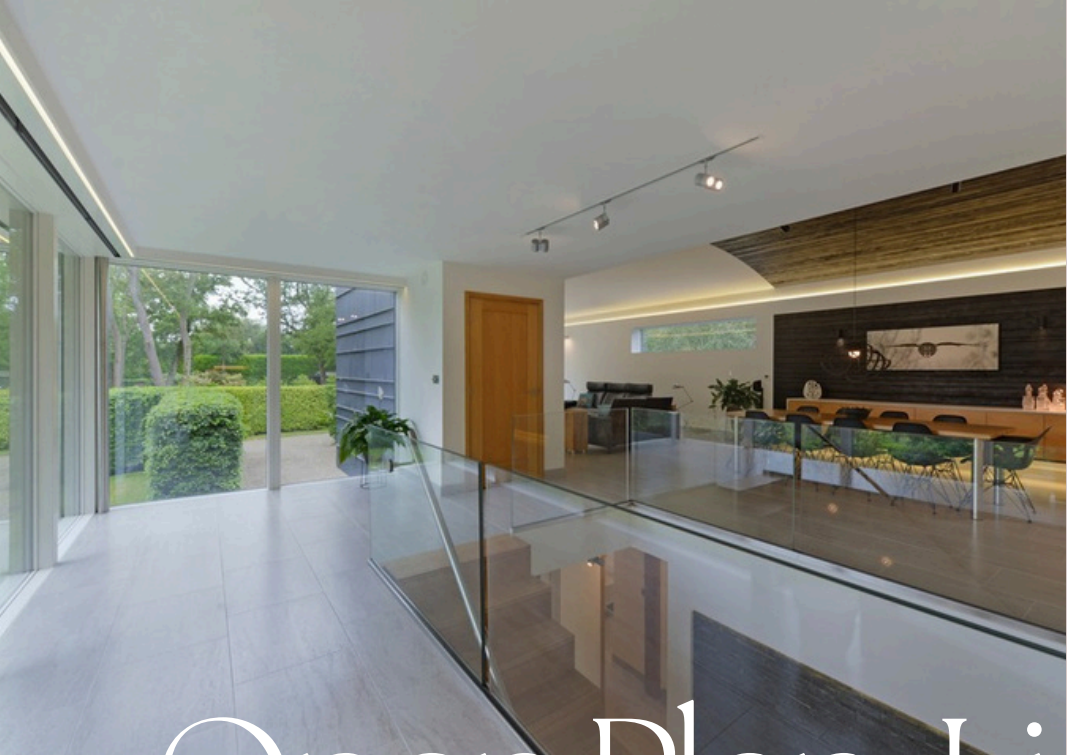
TOTAL: 2,495 SQ.FT (231.86 SQ.M.)

# Floor plan



NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.  
 MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.





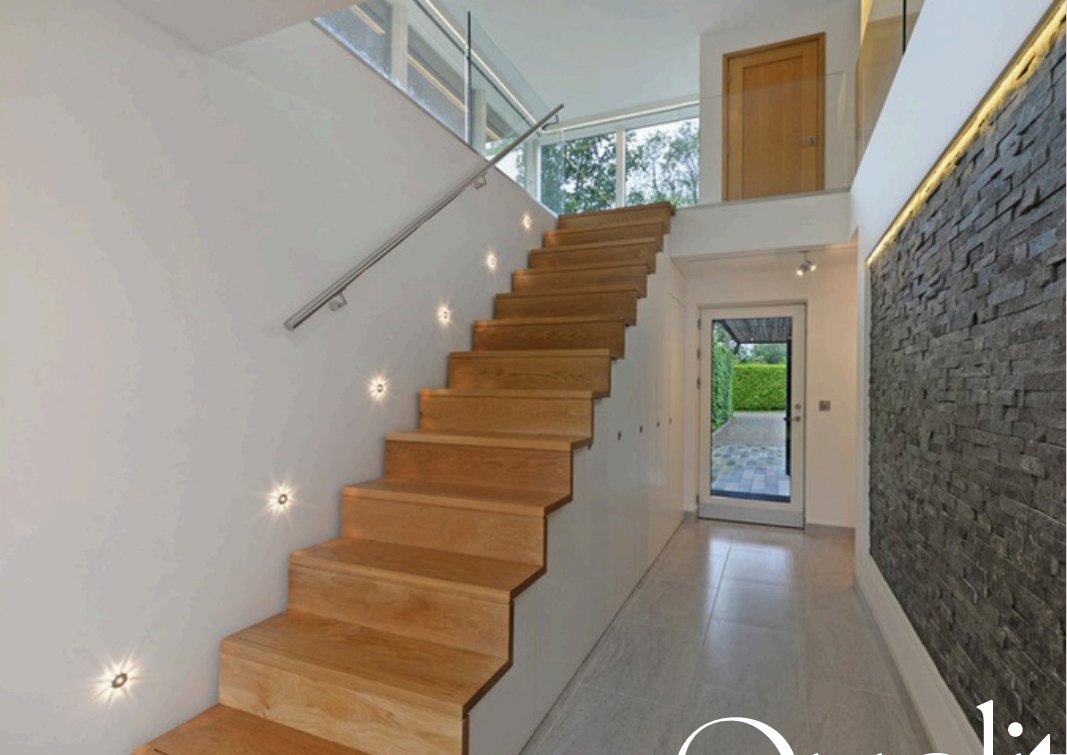
Open Plan, Light & Spacious



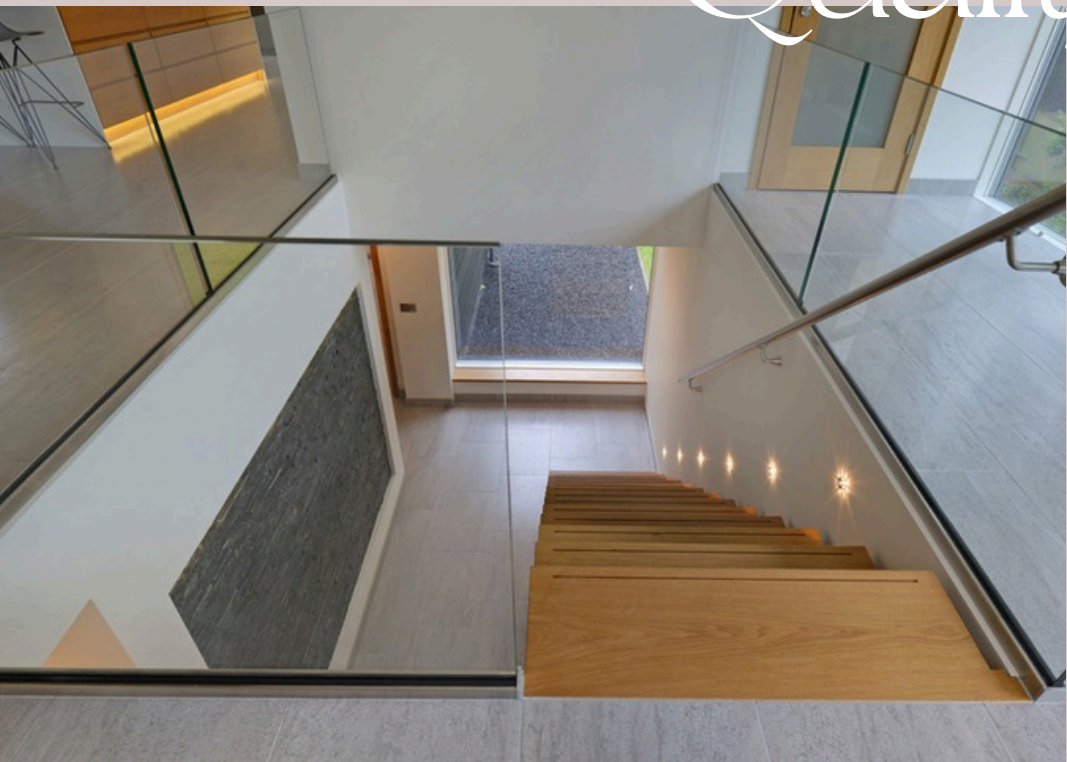


# Bedrooms & Bathrooms





# Quality Finish



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## LOCATION

- The Barn is within the private Cuttens estate, set in the Greenbelt, to the north of Tonbridge with Horns Lodge Lane (bridleway) offering access to the countryside for walks, cycling and horse riding
- Well connected to A21, M25, M20, Gatwick, Eurotunnel and Ferry ports
- Mainline Rail Services: Tonbridge (2.5 miles) to London Bridge/Waterloo East/Cannon Street/Charing Cross. Journey time 40 mins approx.
- Comprehensive Shopping: Parade of shops, providing local amenities a short walk away,
- Tonbridge (2.2 miles), Sevenoaks (6.7 miles), Tunbridge Wells and Bluewater

## SCHOOLS

- Primary Schools: Shipbourne and Tonbridge.
- Secondary Schools: Grammar, Academy and State schools in Tonbridge, Sevenoaks and Tunbridge Wells.
- Private Schools: The Preparatory Schools at Somerhill. Hilden Oaks, Hilden Grange and Tonbridge Schools in Tonbridge. Fosse Bank and Sackville in Hildenborough. Kent College Pembury. Several in Sevenoaks.



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## SPORTING FACILITIES

- Golf at Wilderness, Knole Park and Poult Wood. Nizels Golf and Fitness centre in Hildenborough. Tonbridge offers outdoor and indoor pools, the Angel Leisure Centre plus a range of sporting clubs including football, rugby, squash, baseball, swimming and sailing.

## NOTES

- All mains services
- EPC: B+ (Potential to make A if onwardly installing solar)
- Council Tax: Band G (Tonbridge and Malling Council)
- Fibre internet to site
- Completed 2020. Insured Build Warranty to 2030

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

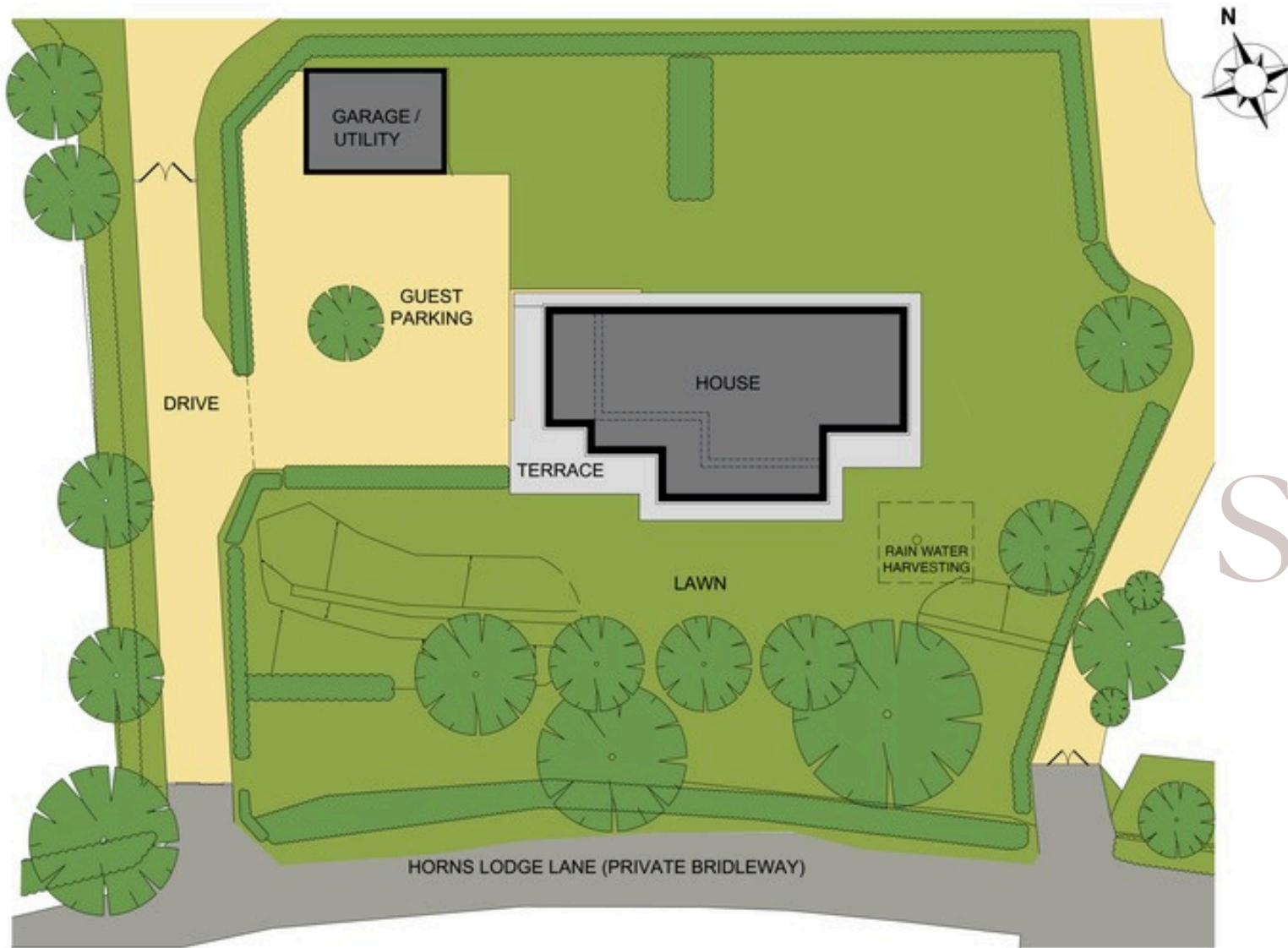
## DIRECTIONS

From the roundabout at Dry Hill Park Road, proceed north out of Tonbridge on the A227 Shipbourne Road, and continue for approx. 1.2 miles (passing Sainsbury's Local and York Parade shops). Horns Lodge Lane will be seen on the left hand side, (the first left after Willow Lea). The entrance to The Barn, Cuttens is the second gate, c.100m along the lane on the right.





# Location



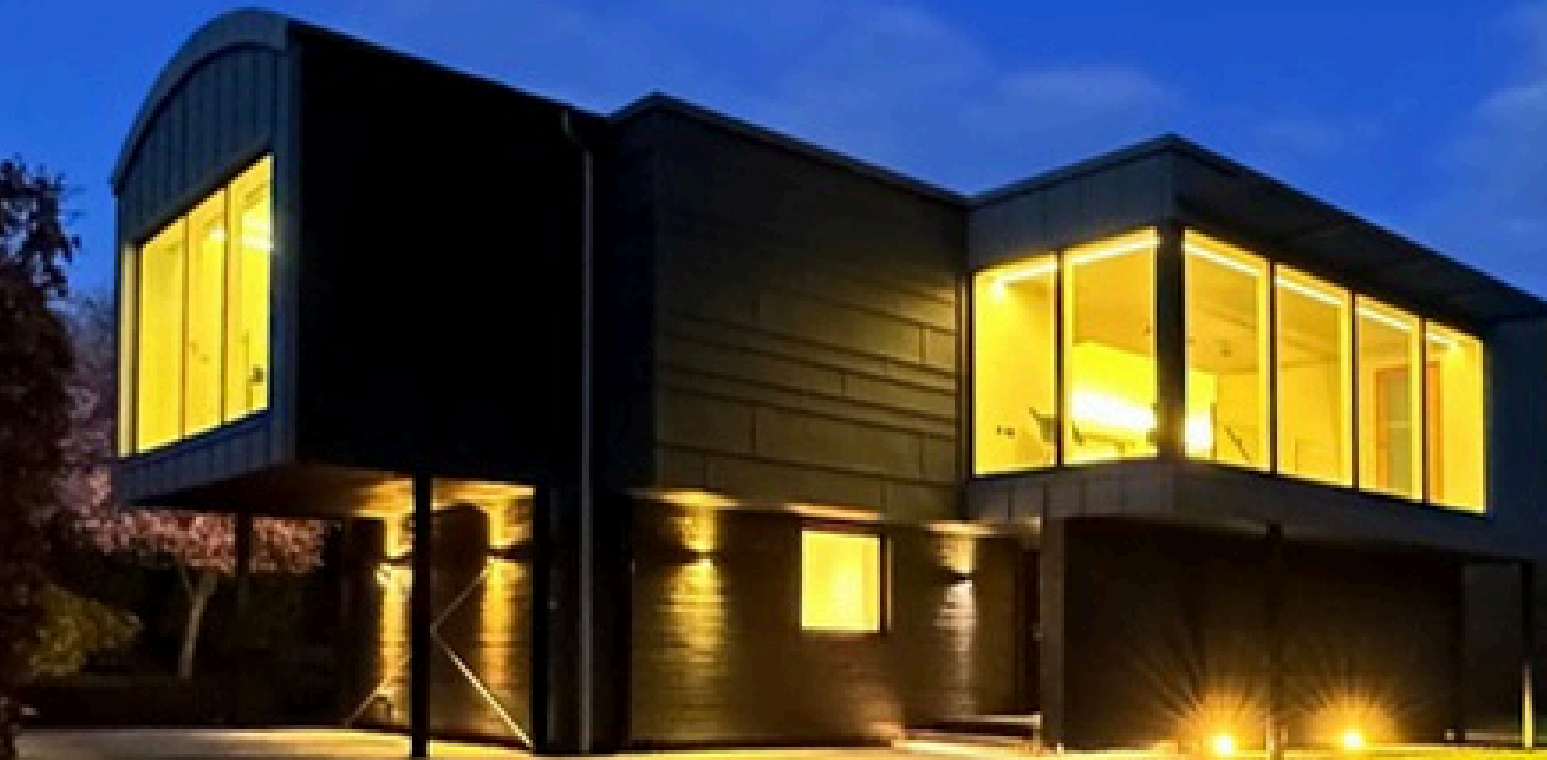
# Site plan

SITE AREA c.0.5 ACRES

Whilst every attempt has been made to ensure the accuracy of the site plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PERFECT COMBINATION OF COUNTRY STYLE AND CITY  
CHIC WITH ENERGY EFFICIENCY AT IT'S CORE