



Share Farm Barn
Share Farm | Brick Kiln Lane | Horsmonden | Tonbridge | TN12 8ES

 FINE & COUNTRY





Step inside

Share Farm Barn

Tucked away along a quiet country lane between the sought-after villages of Horsmonden and Goudhurst, Share Farm Barn forms part of an attractive collection of traditional farm buildings, enjoying a wonderfully private setting surrounded by beautiful countryside. Approached via a private driveway, the property offers a rare sense of seclusion and tranquillity whilst remaining part of a charming rural community.

Originally a timber-framed agricultural barn, the property has been thoughtfully refurbished and remodelled by the current owners to create a highly individual country home that successfully combines period character with modern family living. Exposed timbers, vaulted ceilings and generous glazing sit alongside practical spaces designed to accommodate a wide variety of lifestyles.

The outdoor environment is a particular feature of the property. The driveway, garage and parking areas naturally separate the formal gardens from the more productive and recreational areas beyond. To the front, a charming cottage-style garden provides an attractive introduction, while to the rear a stunning walled courtyard garden offers a sheltered and beautifully private space for outdoor dining, entertaining and relaxation.

Extending to 4.76 acres in total, the grounds present exceptional opportunities for those seeking a country lifestyle. The land incorporates paddocks, mature gardens and an impressive range of outbuildings including a substantial pole barn and tractor shed, a further barn, workshop, store shed and woodstore. Garden enthusiasts will appreciate the productive kitchen garden, greenhouse and gardener's WC, whilst creative pursuits are well catered for with a studio/art room. A summer house with adjoining terrace enjoys delightful views over the surrounding landscape, providing a peaceful retreat from which to enjoy the changing seasons.

Inside, the accommodation is both welcoming and remarkably flexible. At its heart lies a classic farmhouse kitchen, rich in character with exposed timbers and direct access to both the courtyard and kitchen gardens. Adjoining the kitchen is a dining room with entertaining bar, creating a sociable setting for family

gatherings and larger occasions, complemented by a useful walk-in larder.

The principal living space is particularly impressive, having been extended and opened to the gardens through extensive glazing. Natural light floods the room, while the dramatic cat-slide roof rises above to a vaulted ceiling punctuated by rooflights and overlooked by a galleried landing. For quieter moments, a cosy sitting room with a wood-burning stove provides a warm and inviting retreat.

A striking double-height reception hall showcases the barn's original timbers and creates an impressive central focal point, with a staircase rising to the first floor. Practical family requirements are well served by a utility and boot room together with a cloakroom.

The exceptionally adaptable layout offers considerable scope for changing family needs. In addition to the principal reception rooms, there are several ground floor rooms currently arranged for a variety of uses, including a library that has previously served as an attractive bedroom with en suite shower room. Further rooms, one with en suite facilities, can equally function as bedrooms, studies, music rooms, playrooms or hobby spaces, allowing the property to provide up to six bedrooms if required.

The first floor continues the home's characterful theme. The principal bedroom is a delightful retreat, featuring a high vaulted ceiling, en suite bathroom and a balcony overlooking the walled garden below. Two further bedrooms, each with their own en suite facilities, are beautifully presented and filled with individual charm, showcasing the character and craftsmanship that define the property throughout.

Share Farm Barn offers a rare combination of architectural character, lifestyle flexibility and exceptional outdoor space. Whether sought as a family home, a smallholding, an equestrian property or simply a peaceful country retreat, it provides an opportunity to embrace rural living with nature quite literally on the doorstep. Surrounded by glorious countryside, yet never feeling isolated, this is a home of immense charm, versatility and enduring appeal.





Seller Insight



One of the greatest privileges of living at Share Farm Barn is the balance it achieves between complete immersion in the countryside and easy access to some of the most attractive villages and amenities in the Weald of Kent.

The barn enjoys a wonderfully peaceful setting surrounded by rolling farmland, woodland and wildlife, where the changing seasons provide an ever-changing backdrop to daily life. Morning walks from the doorstep, evenings spent enjoying uninterrupted sunsets and the simple pleasure of birdsong and open skies all form part of the experience of living here.

Despite its rural setting, the property is ideally placed between the highly regarded villages of Horsmonden and Goudhurst. Both offer charming centres with independent shops, village pubs, cafés, everyday amenities and well-regarded primary schools, creating a genuine sense of community while retaining the character that makes the Kent countryside so sought after.

For families, there is an excellent choice of secondary schooling in the surrounding area, while commuters are well served by nearby mainline stations providing regular services into London, making countryside living entirely compatible with modern working life.

The wider area offers an exceptional lifestyle. Tunbridge Wells, with its renowned Pantiles, independent boutiques, restaurants, cafés and cultural attractions, provides a vibrant nearby destination for shopping, dining and entertainment. Outdoor enthusiasts are equally spoilt for choice, with Bewl Water offering sailing, fishing, paddleboarding, cycling and lakeside walks, whilst Bedgebury National Pinetum provides miles of scenic woodland trails.

The surrounding High Weald countryside is criss-crossed with footpaths, bridleways and quiet country lanes ideal for walking, cycling and riding. The area has also become renowned for its vineyards and wine estates, including the acclaimed Balfour Winery, while celebrated historic attractions such as Scotney Castle offer beautiful gardens and year-round enjoyment.

*For the current owners, it is this blend of tranquillity, accessibility and lifestyle that has made Share Farm Barn such a special place to call home; a setting where nature is always close by, yet excellent schools, transport links and amenities are never far away.**

* 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.











Travel

By Road (approximate)	
Horsmonden Village Centre	1.5 miles
Goudhurst	3.5 miles
Paddock Wood	5 miles
Cranbrook	5.5 miles
Tunbridge Wells	10 miles
Maidstone	16 miles
Ashford International	21 miles
Gatwick Airport	35 miles
Channel Tunnel	45 miles
By Rail	
Paddock Wood Station	approximately 5 miles
London Bridge	from approximately 45 minutes
London Charing Cross	from approximately 55 minutes
London Cannon Street	

Leisure Clubs & Facilities

The Weald Sports Centre, Cranbrook
Nevill Golf Club, Tunbridge Wells
Chart Hills Golf Club, Biddenden
Bewl Water Sailing & Outdoor Centre
Bedgebury National Pinetum & Forest
Tunbridge Wells Sports Centre
Hemsted Forest Golf Club

Healthcare

Horsmonden Medical Practice
The Weald Medical Centre, Goudhurst
Tunbridge Wells Hospital, Pembury
Benenden Hospital

Education

Primary Schools
Leigh Academy Horsmonden (Horsmonden)
Goudhurst & Kilndown CE Primary School (Goudhurst)
Brenchley & Matfield CE Primary School (Brenchley)

Secondary Schools
Mascalls Academy, Paddock Wood
Cranbrook School, Cranbrook (Grammar)
The Skinners' School, Tunbridge Wells
Tunbridge Wells Girls' Grammar School
Tonbridge Girls Grammar School
Weald of Kent Grammar School, Tonbridge

Independent Schools (within approximately 10 miles)
St Ronan's School, Hawkhurst
Marlborough House School, Hawkhurst
Kent College, Pembury
Benenden School, Benenden
Dulwich Prep School, Cranbrook
Bethany School, Goudhurst

Entertainment

The Gun & Spitroast, Horsmonden
The Heath Stores & Café, Horsmonden
The Vine, Goudhurst
The Star & Eagle, Goudhurst
The Small Holding Restaurant, Kilndown
The Poet at Matfield
The Goudhurst Inn
The Kino Cinema, Hawkhurst

Local Attractions / Landmarks

Bewl Water
Bedgebury National Pinetum & Forest
Scotney Castle (National Trust)
Sissinghurst Castle Garden (National Trust)
Balfour Winery, Hush Heath Estate
Pashley Manor Gardens
The Pantiles, Royal Tunbridge Wells
Bodiam Castle
Great Dixter House & Gardens
The High Weald National Landscape

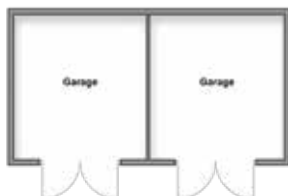
Split Level Ground Floor
Approx. 271.0 sq. metres (2271.3 sq. feet)



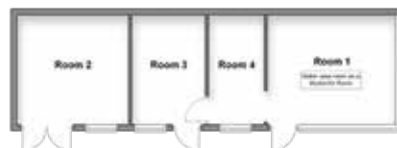
Split Level First Floor
Approx. 73.7 sq. metres (793.0 sq. feet)
(Including Balcony, entrance room, principal room)



Outbuilding 1
Approx. 38.9 sq. metres (420.9 sq. feet)



Outbuilding 2
Approx. 42.4 sq. metres (455.2 sq. feet)



Outbuilding 3
Approx. 11.1 sq. metres (120.2 sq. feet)



Outbuilding 4
Approx. 26.7 sq. metres (287.9 sq. feet)



Ground Floor

Entrance Hall	13'4" x 5'10" (4.06m x 1.78m)
Kitchen/Breakfast Room	23'7" x 11'0" (7.19m x 3.35m)
Dining Room	19'5" x 9'5" (5.92m x 2.87m)
Bar Area	
Walk-in Larder	
Living Area	38'0" x 10'6" (11.58m x 3.20m)
Sitting Room	19'1" x 12'5" (5.82m x 3.78m)
Bedroom 6/Study	10'0" x 8'8" (3.05m x 2.64m)
Shower Room	
Bedroom 5/Office	14'0" x 8'9" (4.27m x 2.67m)
Rear Hallway	22'2" x 8'6" (6.76m x 2.59m)
Bedroom 4/Library	19'4" x 8'5" (5.89m x 2.57m)
En Suite Shower Room	
Utility/Boot Room	
Cloakroom	

First Floor

Principal Bedroom	18'3" x 10'4" (5.56m x 3.15m)
En Suite Bathroom	
Balcony	
Bedroom 2	14'2" reducing to 8'4" x 11'11" (4.32m reducing to 2.54m x 3.63m)
En Suite Bathroom	
Bedroom 3	10'2" x 11'11" (3.10m x 3.63m)
En Suite Bathroom	

Outside & Outbuildings

Garage 1	15'4" x 13'6" (4.67m x 4.11m)
Garage 2	14'1" x 15'4" (4.29m x 4.67m)
Workshop/Store Room	11'8" x 11'5" (3.56m x 3.48m)
Studio/Art Room	13'7" x 11'3" (4.14m x 3.43m)
Summer House	18'11" x 9'7" (5.77m x 2.92m)
Barn	23'10" x 12'0" (7.26m x 3.66m)
Greenhouse	20'0" x 10'0" (6.10m x 3.05m)
Pole Barn/Tractor Shed	45'0" x 15'9" (13.72m x 4.80m)

Gardens, Courtyard Garden, Kitchen Garden, Paddocks & Grounds extending to approximately 5 acres.

Council Tax Band: G
Tenure: Freehold

EPC TO FOLLOW

Fine & Country
Tel: +44 (0)1892 570267
tunbridge.wells@fineandcountry.com
20 High Street, Tunbridge Wells, Kent TN1 1UX

