

HORSMONDEN, KENT



CHURN LANE, HORSMONDEN, KENT TN12 8HL

Stunning Detached Victorian Family Home

Reception Room * Sitting Room * Kitchen/Dining Room * Utility Room * Cloakroom

Master Bedroom with Ensuite * Two Double Bedrooms * A Further Bedroom
Family Bathroom

Enclosed Garden * Paddock * Garaging * Office/Studio * Off Road Parking

Steeped in history and dating from the late 19th century, this charming Victorian family home has been renovated and extended to a very high standard whilst retaining the character. The property sits in approximately 1.5 acres in a rural location between the sought after villages of Horsmonden and Brenchley.

Presented in immaculate order throughout, the accommodation consists of a reception room with log burning stove, triple aspect sitting room with bay window, triple aspect kitchen/dining room, utility room with door to the garden and a cloakroom on the ground floor.

On the first floor there is a double aspect master bedroom with ensuite bathroom, two double bedrooms, an additional bedroom and a family bathroom.

Electric gates open onto the driveway which provides ample off road parking and leads to the triple garaging. The enclosed gardens are laid predominantly to lawn with areas of terracing and feature flower beds together with a detached office/studio. Adjoining the garden there is a paddock with a field shelter. The grounds total approximately 1.5 acres.

Harpers and Hurlingham

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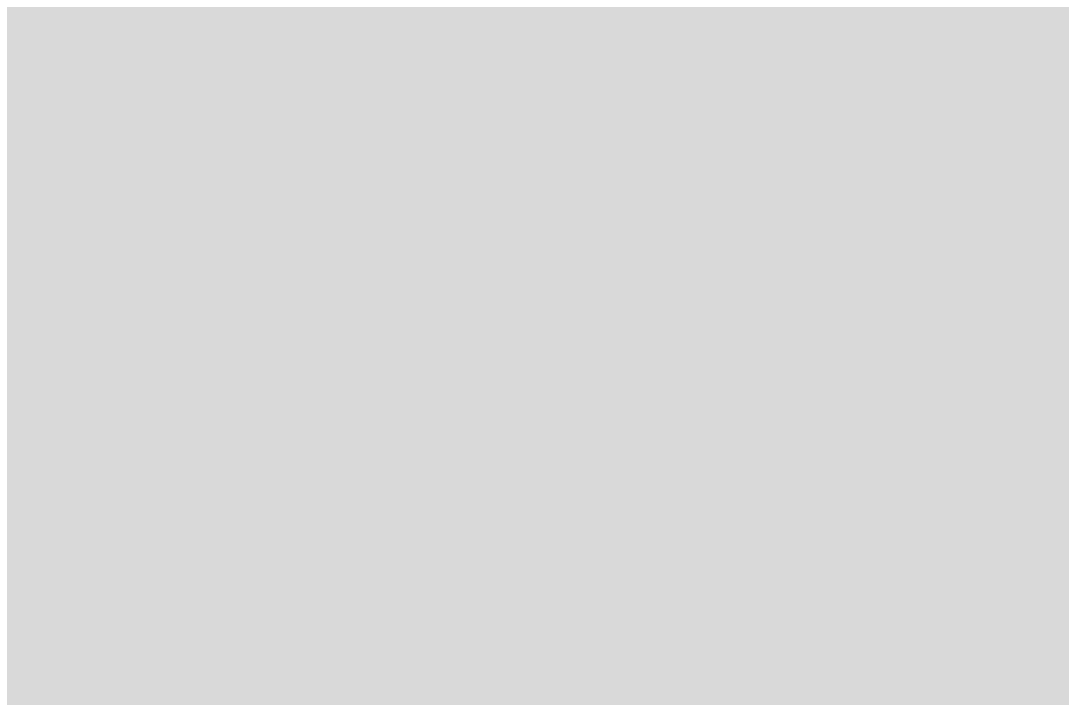


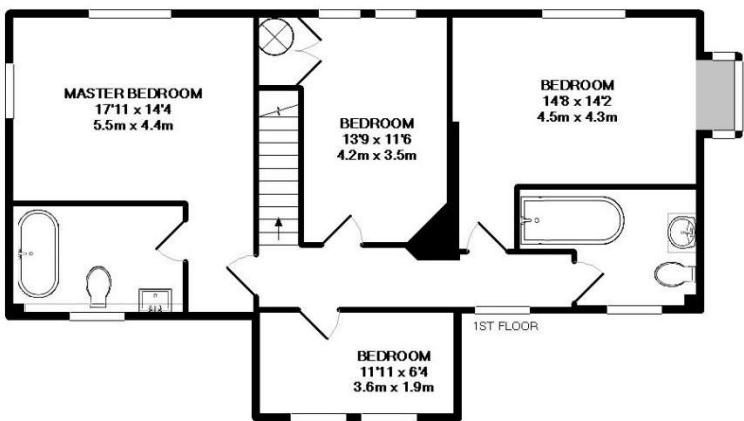
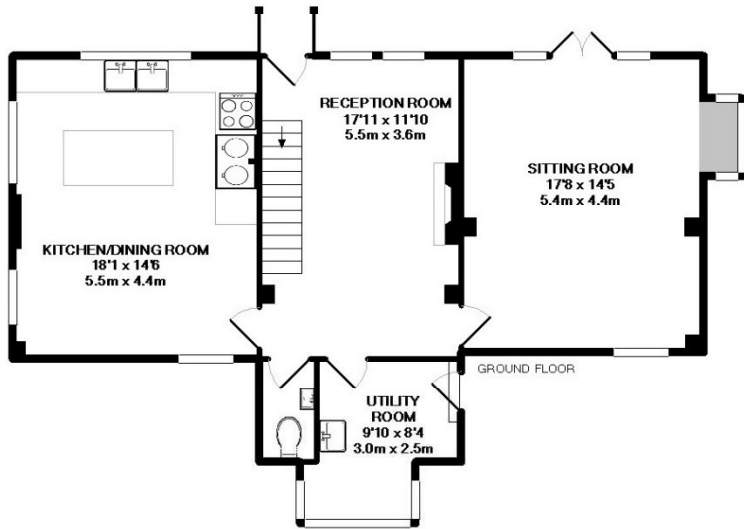
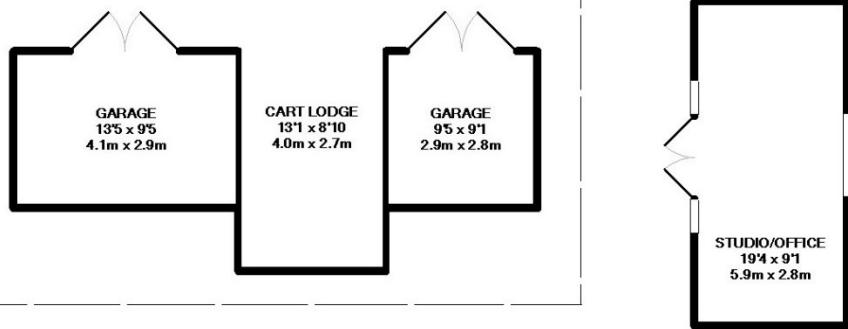


The cottage is located on the outskirts of the village of Horsmonden which with its charming village green boasts a Country Inn and a selection of local shops including a general store/deli, chemist and hairdresser. There is also a well-regarded Village Primary School and Kindergarten.

As well as the village schools at Horsmonden and Brenchley, there are a variety of schools in the area namely Bethany, Benenden School, Cranbrook School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

Located approximately 15 minutes' drive from Royal Tunbridge Wells and 5 minutes' drive from Paddock Wood station with a direct journey time of 41 minutes to London Bridge.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (including Studio/Office but excluding Garaging) 1751.3SQ.FT. (162.7SQ.M)

(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)
Whilst every attempt has been made to ensure the accuracy of the floor 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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Energy Performance Certificate

Churn Sliding, Churn Lane, Horsmonden, TONBRIDGE, TN12 8HL
 Dwelling type: Detached house Reference number: 0028-6073-7283-1983-1990
 Date of assessment: 17 July 2017 Type of assessment: HQSAP existing dwelling
 Date of certificate: 18 July 2017 Total floor area: 156 m²

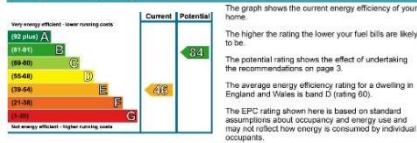
Use this document to:
 * Compare current ratings of properties to see which properties are more energy efficient
 * Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years: £ 4,137
Over 3 years you could save: £ 1,479

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 498 over 3 years	£ 252 over 3 years	You could save £ 1,479 over 3 years
Heating	£ 3,213 over 3 years	£ 2,142 over 3 years	
Hot Water	£ 426 over 3 years	£ 254 over 3 years	
Totals	£ 4,137	£ 2,658	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £360	£ 126	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 906	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 291	✓

See page 3 for a full list of recommendations for this property
 To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.
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SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



