

# HORSMONDEN

KENT



Lamberhurst Road  
Horsmonden  
Kent  
TN12 8LP

Exuding character with period features including an inglenook fireplace, exposed beams and wooden floor tiles, this charming Grade II Listed cottage is located on the edge of the sought after village of Horsmonden, and is believed to date from the 15th century with later additions.

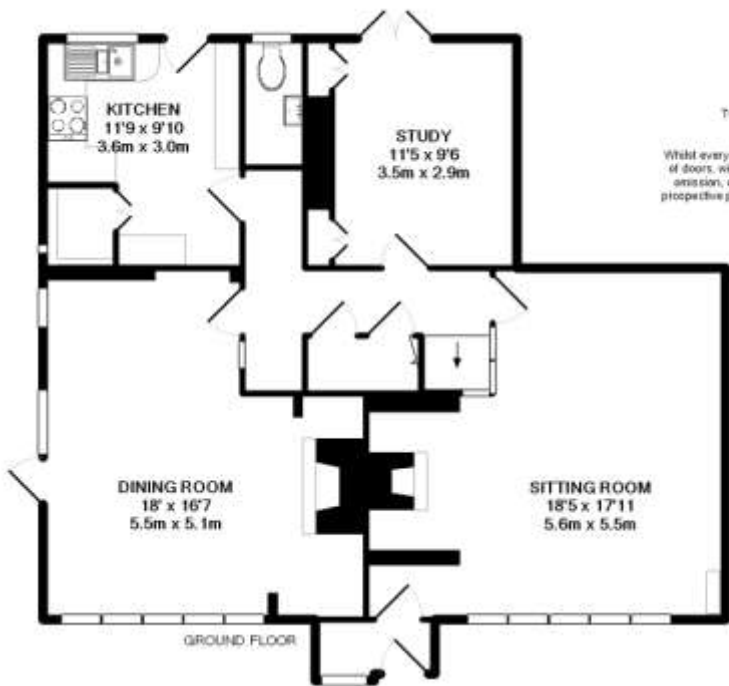
Outside there is a double car port with ample off road parking. Set back from the road, a gate in a picket fence opens onto a path which leads across the delightful gardens to the front door. The enclosed gardens are laid to lawn bordered with a mature hedge and interspersed with well stocked flower and shrub beds, a gate leads to the paved, walled terrace which houses the swimming pool and the Summer House.

- Charming Grade II Listed Cottage
- Sitting Room with Inglenook
- Double Aspect Dining Room
- Study with Doors to the Pool
- Fitted Kitchen
- Four Bedrooms, One with Shower
- Family Bathroom
- Gardens with Swimming Pool
- Summer House and Carport
- Walking Distance to Village Centre









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1969 SQ.FT. (145 850 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.

Made with Metropix ©2016





### SERVICES

Mains electricity, water and drainage. LPG central heating.

EPC Rating: n/a

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.

**HH**  
HARPERS AND HURLINGHAM

The Corner House, Stone Street  
Cranbrook, Kent TN17 3HE

**Tel:** 01580 715400

**Fax:** 01580 715122

**Email:** [enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)

**Web:** [www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)

**Misrepresentation Act 1967.** This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

H1013 Printed by Ravensworth 01670 713330