



‘Our Focus Determines Your Reality’



Maidstone Road
Horsmonden
Kent
TN12 8DA



Entrance Porch * Sitting Room * Family Room * Dining Room * Study
Kitchen * Breakfast/Utility Room * Bathroom

Principal Bedroom * Three Further Double Bedrooms * Playroom
Family Shower Room

Garden * Elevated Terraces * Garage * Car Port * Off Road Parking



ATTRACTIVE FAMILY HOME WITH VIEWS

Light and airy, this attractive detached family home enjoys stunning far-reaching views over the surrounding countryside and occupies a semi-rural, elevated position on the outskirts of the popular village of Horsmonden.

The versatile accommodation is presented in immaculate order throughout and consists of an entrance hall, a triple aspect sitting room, family room, double aspect dining room with fireplace, a study, kitchen with Rayburn, a breakfast/utility room with door to the terrace and a bathroom on the ground floor.

On the first floor there is a principal bedroom, three further double bedrooms, one leading to the playroom and a family shower room.

Outside gates open onto the driveway which leads to the garage and car port and provides ample off-road parking. The delightful garden is enclosed, laid predominantly to lawn with stunning, far reaching countryside views. There are two areas of elevated terrace, one of which is shaded by a pergola and productive vine, both of which are ideal for outside entertaining.



HORSMONDEN

The village of Horsmonden 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.

SCHOOLS AND CONNECTIONS

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

Located a short drive from Royal Tunbridge Wells and from Paddock Wood railway station with a direct journey time of 41 minutes to London Bridge.





SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: D

A covenant exists on a small parcel of land previously owned by British Railway Board, "Not to do or permit to be done upon the land hereby conveyed or any part thereof anything which may damage or otherwise affect the safety or stability of the tunnel under the adjoining land of the Board."

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



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