



'Our Focus Determines Your Reality'



Maidstone Road
Horsmonden
Kent
TN12 8HH



Drawing Room with Vaulted Ceiling * Dining Room * Rear Hall
Kitchen/Breakfast Room * Utility Room * Gym/Bedroom * Shower Room

Principal Bedroom Suite * Four Further Double Bedrooms * Study
Family Bathroom

Attractive Enclosed Garden * Gated Off Road Parking



STUNNING CHAPEL CONVERSION

Built in 1889 as a Baptist Chapel and converted in the later 20th century, this stunning family home is presented in immaculate order throughout.

Offering flexible, light-filled accommodation, featuring stunning arched windows and unusually three staircases, consists of a stunning triple aspect vaulted drawing room with fireplace, dining room, kitchen/breakfast room, rear hall, utility room, gym/bedroom and shower room on the ground floor. Also on the ground floor are the bath and shower room and dressing room of the principal suite with a staircase leading up to the double bedroom. On the first floor there are four further double bedrooms, a study and a family bathroom.

Outside there is a gravel drive which leads to the archetypal chapel door, there are double gates which open onto additional parking and the attractive enclosed garden which is textured with areas of gravel and paved terraces. There are raised vegetable beds, a greenhouse and garden store, surrounded by farmland the garden is ideal for enjoying the far reaching countryside views.

Occupying a rural location the Chapel is not completely isolated and is conveniently situated a short drive from the village of Horsmonden and the nearby local railway station at Paddock Wood.



HORSMONDEN

The village of Horsmonden offers a charming village green with 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 schools at Horsmonden and Brenchley, there are a variety of schools in the area namely Bethany, Benenden 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.



Brambles Place Chapel

Gross Internal Area : 284.3 sq.m (3,060 sq.ft.)

Energy Performance Certificate HM Government

Brambles Place Chapel, Maidstone Road, Horsmonden, TONBRIDGE, TN12 8HH

Dwelling type: Detached bungalow Reference number: 8570 7021 7300 8208 8206
 Date of assessment: 18 September 2020 Type of assessment: N/A (N) existing dwelling
 Date of certificate: 18 September 2020 Total floor area: 290 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 9,120
Over 3 years you could save:	£ 4,267

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 455 over 3 years	£ 455 over 3 years	
Heating	£ 8,052 over 3 years	£ 4,118 over 3 years	You could save £ 4,267 over 3 years
Hot Water	£ 612 over 3 years	£ 291 over 3 years	
Totals	£ 9,120	£ 4,863	

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 the TV, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient - low running costs	Current	Potential	Very energy efficient - higher running costs
A (91-100)	B (69)	D (59)	G (1-10)

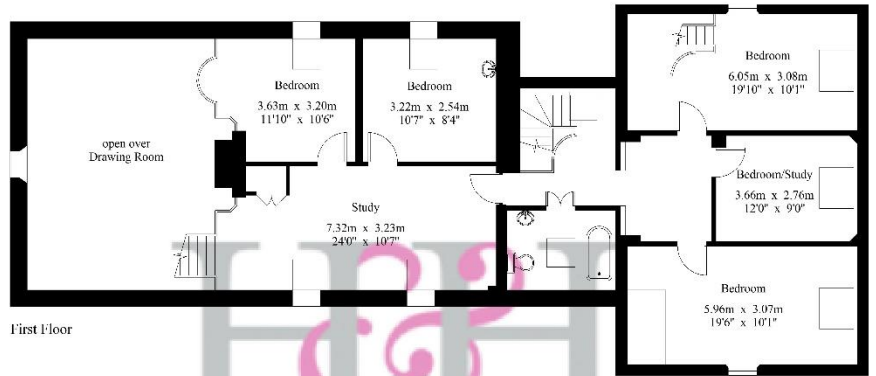
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Room-in-roof insulation	£1,500 - £2,700	£ 1,227
2. Internal or external wall insulation	£4,000 - £14,000	£ 1,352
3. Floor insulation (suspended floor)	£9,000 - £10,000	£ 521

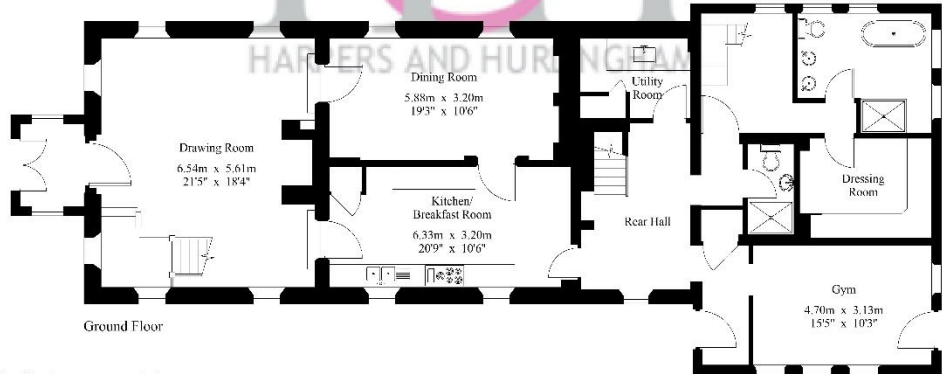
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.nrgenergyadvice.org.uk or call freephone 0800 444332. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4



First Floor



Ground Floor

For Identification Purposes Only.
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SERVICES

Mains electricity and water. Oil fired central heating. LPG for cooking. Private sewage treatment plant located at the front of the property.

Peppercorn rent is paid for part of the back garden.

Tunbridge Wells Borough Council - Council Tax Band G

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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