



'Our Focus Determines Your Reality'



GIBBET LANE  
Horsmonden  
Kent  
TN12 8NA



Entrance Hall \* Sitting Room \* Family Room  
Kitchen/Breakfast/Dining Room \* Utility Room \* Cloakroom

---

Principal Bedroom \* Four Further Bedrooms  
Family Bath/Shower Room \* Family Shower Room

---

Enclosed Garden \* Garden Stores



## ATTRACTIVE FAMILY HOME

Believed to date from the 1950s with later additions, this attractive attached family home is situated on the edge of the sought after village of Horsmonden.

The property offers spacious, well-proportioned accommodation consisting of a double aspect sitting room with fireplace and log burning stove, a family room, open-plan kitchen/breakfast room opening into the conservatory/dining room with doors to the garden, a utility room with door to the garden and cloakroom on the ground floor.

On the first floor there is a principal bedroom, four further bedrooms, one currently used as an office, a family bath/shower room and a family shower room.

Outside a path leads across an area of lawn to the front door. A further path leads to the utility room door and a gate into the enclosed south facing garden to the rear is laid to lawn with a paved terrace and mature planting. There are a number of solar panels on the south facing roof.

The property is ideally located for easy access to the main road and rail networks via the A21 and Paddock Wood respectively.



## 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.



## Gibbets Lane, TN12

Approximate Gross Internal Area = 155 sq m / 1670 sq ft  
Approximate Outbuildings Internal Area = 14 sq m / 149 sq ft  
Approximate Total Internal Area = 169 sq m / 1819 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2024 - Produced for Harpers and Hurlingham



## SERVICES

Mains electricity, water and drainage. Solid fuel burner and electric immersion water heaters. Solar panels.

Tunbridge Wells Borough Council - Council Tax Band C

EPC Rating: D – full details available on request

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



**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)