



'Our Focus Determines Your Reality'



School House Lane  
Horsmonden  
Kent  
TN12 8BN



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

Principal Bedroom Suite \* Four Further Double Bedrooms  
Family Bathroom \* Family Shower Room

Mezzanine Sitting Room

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Garden and Grounds Approximately 10 Acres  
Barn \* Garaging \* Off Road Parking





## IMPRESSIVE CONTEMPORARY BARN

Designed by the award-winning RX Architects, this impressive conversion has turned an agricultural barn into a contemporary family home with the emphasis on promoting the agricultural character of the building whilst encompassing the comfort of modern living with more than a nod to the use of energy saving techniques.

The barn sits in approximately 10 acres of garden and paddocks with a detached barn and garaging. Tucked away off a sought-after country lane on the outskirts of Horsmonden the barn is ideally situated for access to the main road and rail networks and benefits from being located within the catchment of the well-regarded Cranbrook School.

Externally the finishes have been achieved with the use of Corten Steel, Marley Eternit, and Siberian Larch whilst the windows are triple glazed, of Swedish manufacture. Internally, polished concrete, Tadelakt, a form of Moroccan plaster, and Forcrete/Microcement have been employed in keeping with the intended character of the building.

The accommodation consists of an entrance hall, a vaulted kitchen/dining/family room with doors to outside and a double-sided log burning stove shared with a snug, again with doors to outside, a sitting room/study, utility room and cloakroom; also on the ground floor there is







principal bedroom suite comprising a double bedroom, dressing room and ensuite bath/shower room, three double bedrooms, with use of either a bathroom or shower room.

From the entrance hall, stairs lead to the mezzanine level where there is a sitting room with glass balustrade and log burning stove, and a double bedroom, both enjoying the architecture of the roof.

The barn sits in approximately 10 acres. Extensively laid to paddocks, with a field shelter, there are areas of old orchard and light woodland, lawned garden and terrace, a natural pond and a kitchen garden. The barn is approached via a drive from School House Lane on to a gated gravel parking area which leads to the detached barn/tractor store, open garaging and additional storage together with a seating area ideal for enjoying the view.











## HORSMONDEN AND GOUDHURST

Located between Horsmonden and Goudhurst. Horsmonden offers a charming village green and boasts a Country Inn and a selection of local shops including a general store and chemist, together with a local doctors' surgery whilst Goudhurst offers a variety of shops including a bakers', a pharmacy, a newsagents' incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and a few local pubs offering good food.

## SCHOOLS AND CONNECTIONS

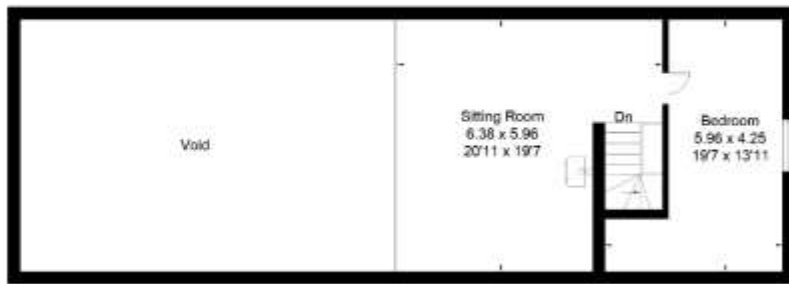
In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, Sutton Valence and Dulwich Prep School. In addition, there are well regarded primary schools in each of the villages with a number of Grammar Schools in the general locality.

The mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.





Approximate Floor Area = 317.7 sq m / 3420 sq ft  
Barn = 45.7 sq m / 492 sq ft  
Total = 363.4 sq m / 3912 sq ft (Excluding Outbuilding / Carport / Void)

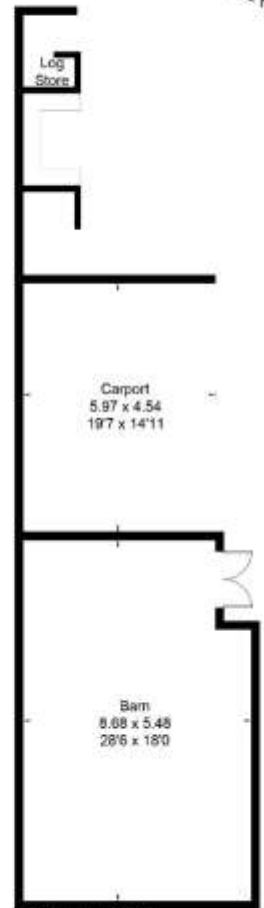


First Floor

Reduced head height below 1.5m



Ground Floor



(Not Shown in Actual Location / Orientation)



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## SERVICES

Mains electricity and water. Air source heat pump - underfloor heating. Thermal solar panel - heats hot water. Marsh Ensign sewage treatment plant.

Protek building warranty until 2030. Ofgem RHI scheme for excess electricity.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: B

Planning permission granted for studio/ garden room.

Right of way on foot on to track on to farmland. The barn owns the driveway to School House Lane, two neighbours have right of access.

Planning permission for neighbour to install a porch and garden room.

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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