



‘Our Focus Determines Your Reality’





Brick Kiln Lane  
Horsmonden  
Kent  
TN12 8EJ



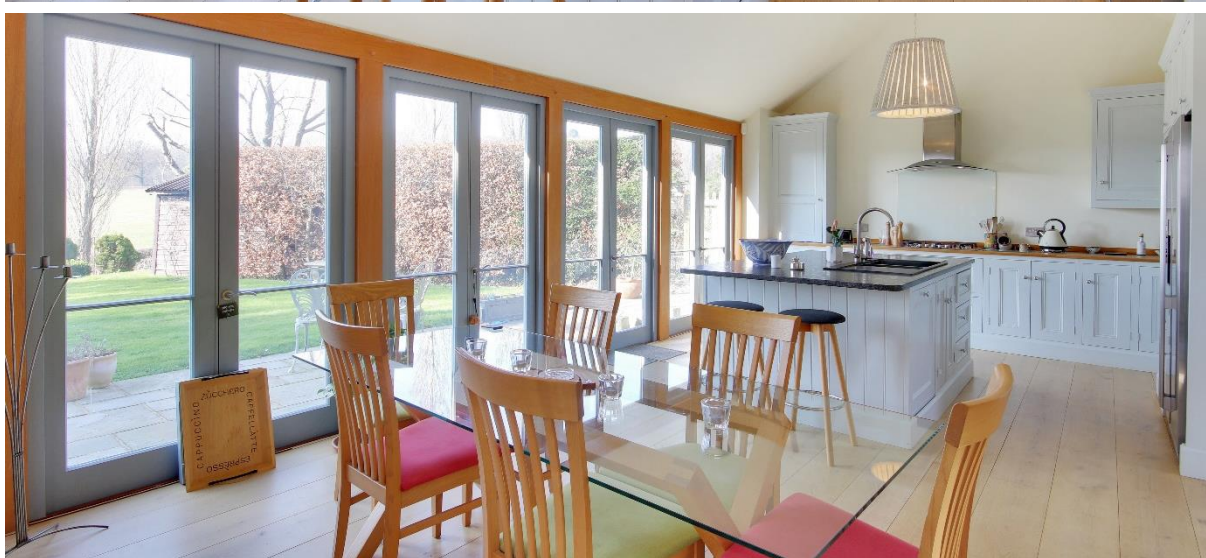
Drawing Room \* Kitchen/Breakfast/Dining Room with Wine Cellar  
Family Room \* Study \* Guest Bedroom \* Cloakroom

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Principal Bedroom with Dressing Area and Ensuite \* Three Further  
Bedrooms Family Bath and Shower Room

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Delightful Gardens \* Garaging



## CHARMING GRADE II LISTED FARMHOUSE IN STUNNING LOCATION

Believed to date back to the 17th Century, this charming Grade II Listed farmhouse occupies a stunning location with far reaching views between Horsmonden and Goudhurst.

Exhibiting character throughout, the accommodation consists of a triple aspect drawing room with log burning stove and doors to the terrace, a family room, a study, a light and airy kitchen/breakfast/dining room with temperature-controlled pantry/wine cellar, a double bedroom and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with dressing area and ensuite bath and shower room, three further double bedrooms, one with an ensuite w.c. and a family bath and shower room.

Outside the delightful enclosed gardens are on two levels with a paved terrace providing an ideal area for outside entertaining. The adjoining lawn is bordered with well stocked flower and shrub beds. A gravel path leads to the lower level which is laid to lawn again bordered with flower and shrub beds, there is an area of raised beds creating a vegetable garden. There are two garages providing parking together with an off road parking space.





## 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.

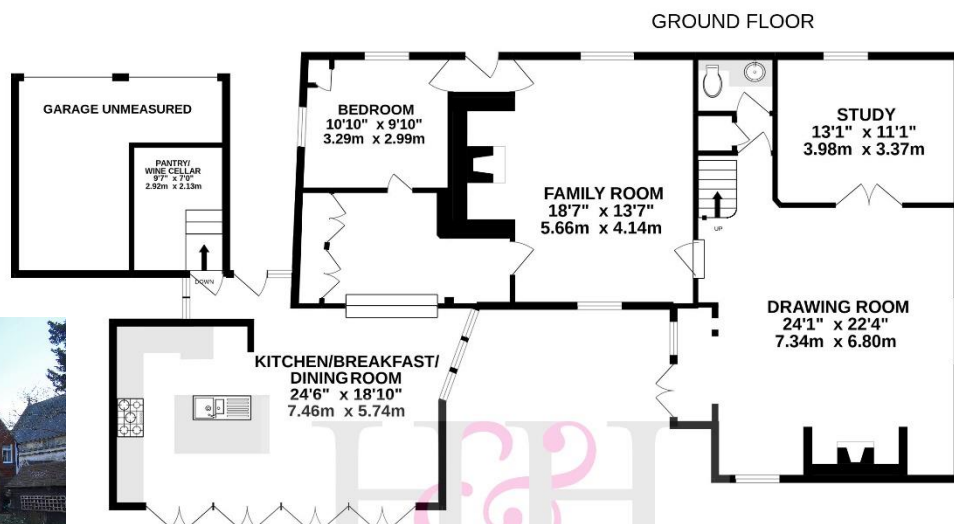
## SCHOOLS AND CONNECTIONS

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 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 station with a direct journey time of 41 minutes to London Bridge.







TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 2,640.4SQ.FT. (245.3SQ.M)  
 (no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)  
 (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 floorplan 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.  
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## SERVICES

Mains electricity and water. Oil fired central heating. LPG for cooking. Klargester Sewage System.

EPC Rating: n/a

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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