



‘Our Focus Determines Your Reality’





Spelmonden Road  
Horsmonden  
Kent  
TN12 8EL



Sitting Room \* Family Room \* Dining Hall \* Kitchen \* Breakfast Room  
Boot Room \* Cloakroom

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Principal Bedroom with Ensuite \* Two Further Double Bedrooms  
Family Bathroom

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Detached Cottage \* Sitting/Dining Room \* Kitchen  
Bedroom \* Bathroom

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Attractive Garden \* Courtyard \* Garage/Workshop



## GRADE II LISTED BARN AND DETACHED COTTAGE

Together with a charming detached, one bedroom cottage and double garage/workshop this 18th Century threshing barn converted in 1994 is set in approximately 0.5 acres of attractive, well-established gardens. This striking Grade II Listed family home occupies a country lane position, in an area of outstanding natural beauty, on the outskirts of Horsmonden.

The barn provides well-proportioned, flexible accommodation, an entrance hall leading into an open-plan ground floor consisting of a vaulted dining hall, double aspect sitting room with fireplace and a double aspect family room, the kitchen opens into a double aspect breakfast room and leads to a boot room with door to outside and a cloakroom. On the first floor there is a principal bedroom with ensuite shower room, two further double bedrooms and a family bathroom.

Outside there is a self-contained detached cottage comprising a sitting/dining room, a kitchen area, double bedroom and a bathroom.

The property is served by two drives, one of which leads behind the barn to the cottage. The garden is divided into a kitchen garden with greenhouse, a charming courtyard and the main area which is predominantly laid to lawn bordered with mature flower and shrub beds together with a number of specimen trees. There is also a double garage/workshop.





## 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

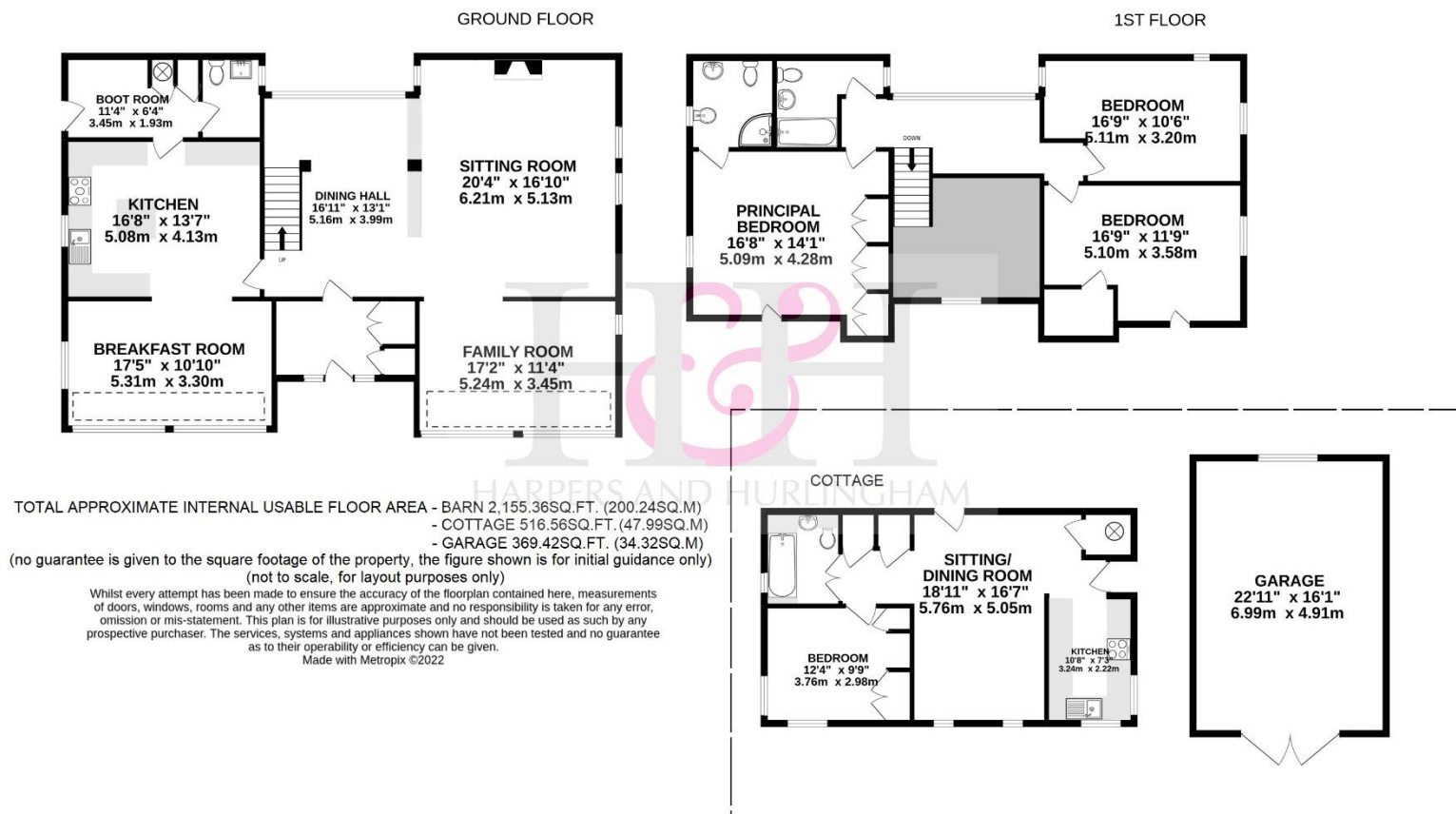
As well as the village schools at Horsmonden and Brenchley, there are a variety of schools in the area namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

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









## SERVICES

Mains electricity and water. Oil fired central heating. Private shared drainage system located in the adjacent field.

EPC Rating: n/a

Please note the farm has a Right of Way over one part of the gravel driveway into a field gate.

Tunbridge Wells Borough Council - Barn Council Tax Band G  
 Cottage Council Tax Band A

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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