



‘Our Focus Determines Your Reality’



Goudhurst Road  
Horsmonden  
Kent  
TN12 8BY



Entrance Hall \* Sitting Room \* Conservatory  
Kitchen/Dining Room \* Cloakroom

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

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Enclosed Garden \* Garage \* Off Road Parking





### ATTRACTIVE EDGE OF VILLAGE COTTAGE

Built in the later part of the 00s, this attractive cottage is part of the sought after Charles Church development on the outskirts of the popular village of Horsmonden where there is a well-regarded Village Primary School and Kindergarten.

The accommodation spans three floors and consists of an entrance hall, sitting room opening into the conservatory, double aspect kitchen/dining room with bay window and cloakroom on the ground floor.

On the first floor there are two double bedrooms, both with built-in storage, a bedroom/ study and a family bathroom. The principal bedroom is situated on the second floor and benefits from an ensuite shower room and storage.

Outside a gate in a picket fence leads across the well-stocked garden to the front door. The enclosed garden to the rear is paved with mature flower and shrub beds. A path leads to the garage which is the second of two garages to the rear with a parking space.

The property is conveniently situated for access to the road and mainline rail networks. Within walking distance to the village green, shops and pub, with attractive walks and orchards just a few minutes away.



## 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.

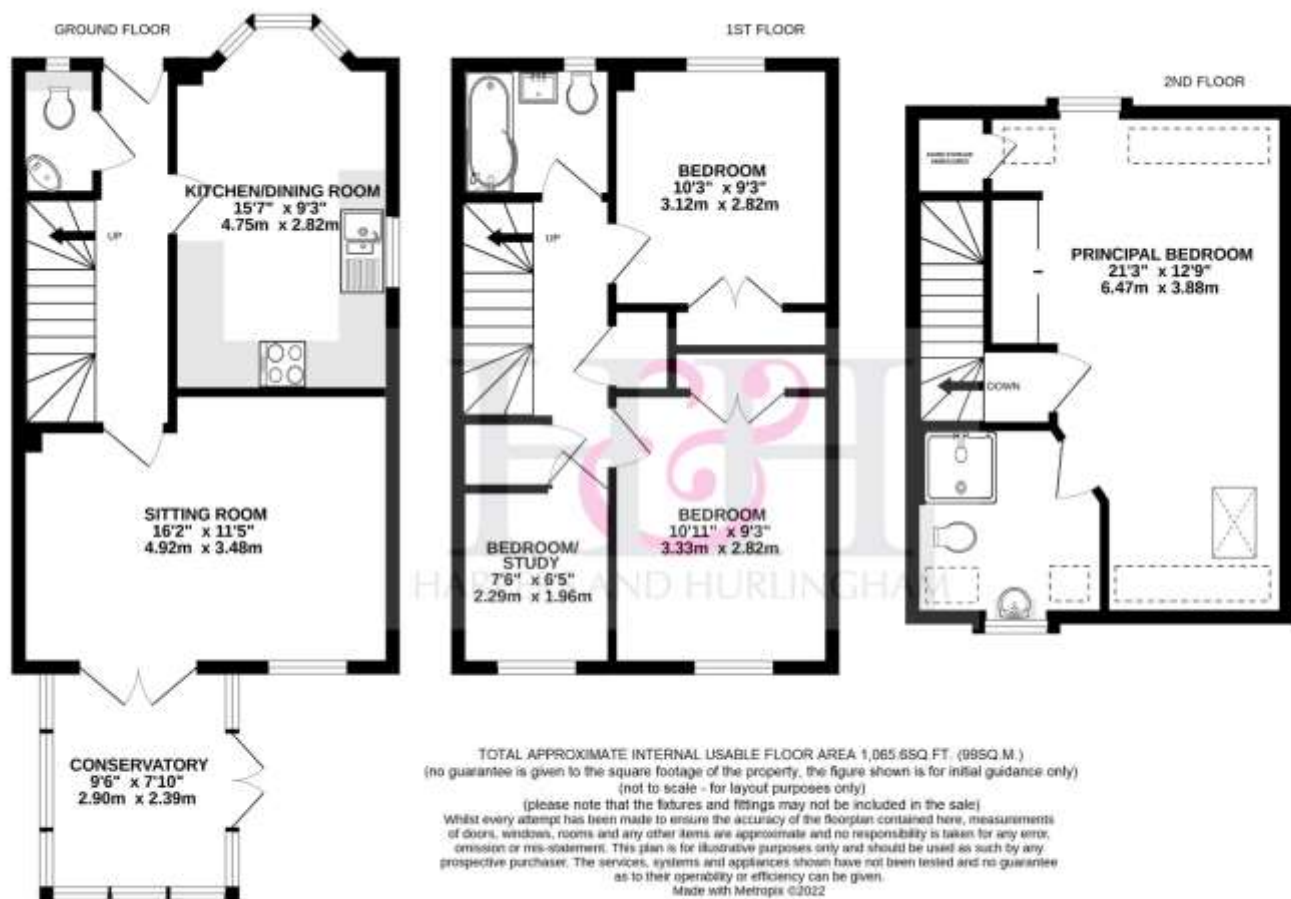
## SCHOOLS AND CONNECTIONS

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.







## SERVICES

Mains electricity, water and drainage. Electric central heating.

EPC Rating: E – full details available on request.

Tunbridge Wells Borough Council - Council Tax Band E

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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