



'Our Focus Determines Your Reality'



Maidstone Road
Horsmonden
Kent
TN12 8NE



Entrance Hall * Sitting Room * Dining Room * Garden Room
Kitchen and Breakfast Room * Ground Floor Shower Room

Principal Bedroom * Three Further Bedrooms
Family Bathroom * Separate W.C.

Garden and Grounds Approximately 0.5 Acres
Garage * Off-Road Parking



DETACHED FAMILY HOME IN ENVIABLE SETTING

Occupying an enviable position with stunning far-reaching views across the valley, this charismatic detached family house dates from the early 20th century with later additions and is presented in immaculate order throughout. The property benefits from many original features including picture rails, bay window and ornate fireplaces. An added bonus are the well-stocked grounds of approximately 0.5 acres which offer significant potential for home extension or a studio (subject to necessary planning requirements).

The accommodation consists of an entrance hall, a double aspect sitting room with fireplace and French doors to the garden, a dining room with square bay window and fireplace, a breakfast room, with log burning stove, opening into the kitchen with a door leading to a south-west facing garden room, and a shower room on the ground floor.

On the first floor there is a principal bedroom with fireplace, two further double bedrooms both with fireplaces and an additional bedroom where a double bed is currently in situ, a family bathroom and a separate w.c.

Outside the gravel drive adjoins the sculpted lawn, rose and lavender beds and provides off road parking together with the double garage. The enclosed garden to the rear is laid predominantly to lawn with paved terracing, mature hedging and trees, and well-established shrub and flower borders. The lower garden comprises a rockery border and raised-bed vegetable garden leading to a wildflower meadow facing the view across the valley.



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, St Ronans and Dulwich Prep School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

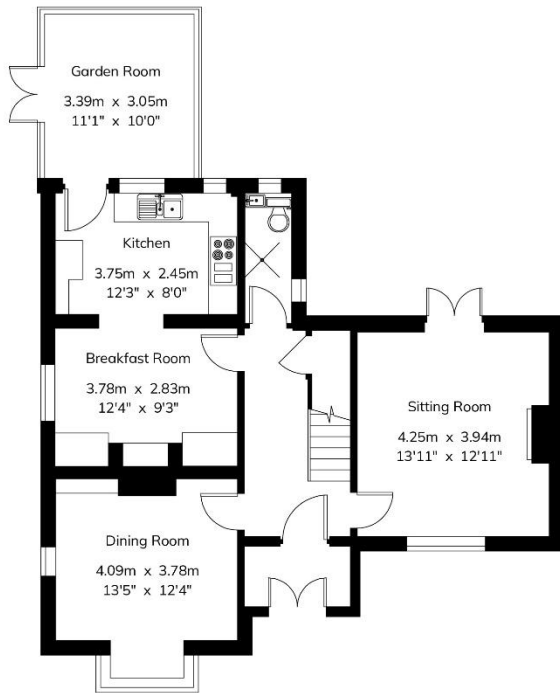
Located a short drive from Royal Tunbridge Wells and from Paddock Wood railway station with a direct journey time of 41 minutes to London Bridge.



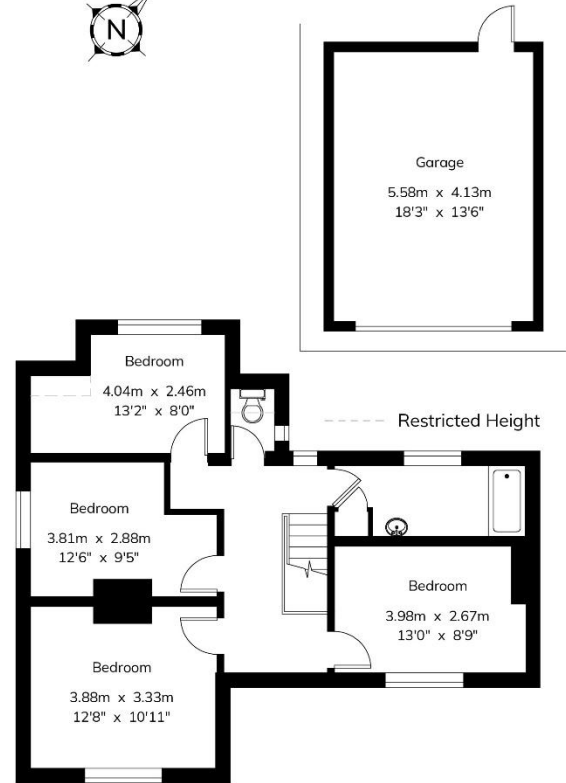
Hillsborough

House - Gross Internal Area : 144.4 sq.m (1554 sq.ft.)

Garage - Gross Internal Area : 23.0 sq.m (247 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC Rating: E

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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