



'Our Focus Determines Your Reality'



Lamberhurst Road
Horsmonden
Kent
TN12 8LP



Guide Price £995,000

Entrance Hall * Sitting Room * Family Room * Garden Room
Kitchen/Breakfast/Dining Room * Cloakroom

Principal Bedroom with Ensuite
Four Further Double Bedrooms, One Ensuite
Family Bath/Shower Room

Enclosed Garden * Elevated Terrace * Off-Road Parking



STRIKING DETACHED VILLAGE HOME

Believed to date from 1879 and occupying a prominent position within the popular village of Horsmonden, this striking village home provides well-proportioned rooms spanning three floors. Combining character features with the convenience of modern living, this comfortable family home is within walking distance of the village green, local shops and country pub.

Presented in immaculate condition throughout the accommodation consists of a double aspect drawing room with log burner, a family room, a triple aspect kitchen/breakfast/dining room, a boiler room and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with walk through wardrobe and ensuite shower room, two double bedrooms, one with ensuite shower room, a family bath and shower room and a garden room with tri-fold doors opening onto the terrace. There are two further double bedrooms on the second floor.

A driveway to the side of the house provides ample off-road parking with a gate leading through to the enclosed garden of just over 0.25 acres. A gentle slope provides a sheltered terrace at ground floor level, whilst the decked terrace meets the first floor garden room, ideal for outside entertaining. The garden is laid predominantly to lawn dissected with mature hedging. A path leads across the lawn to a garden store.



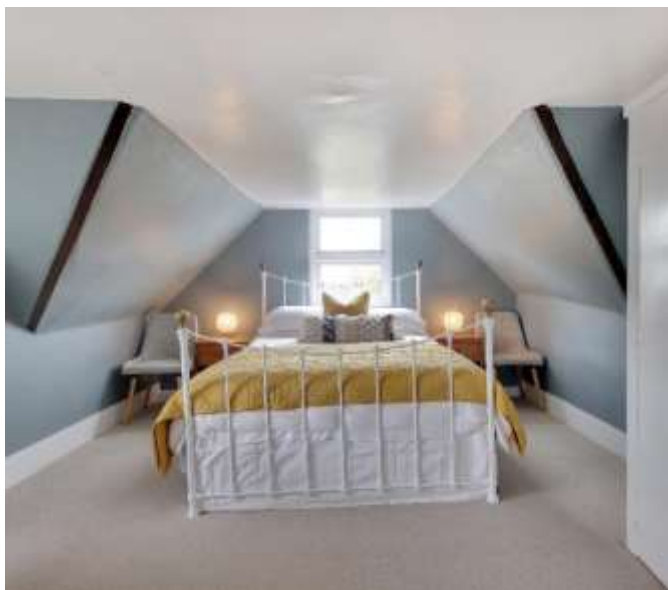
HORSMONDEN

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





TOTAL APPROXIMATE INTERNAL FLOOR AREA 2,381 SQ. FT. (221.28 SQ. FT)
(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)

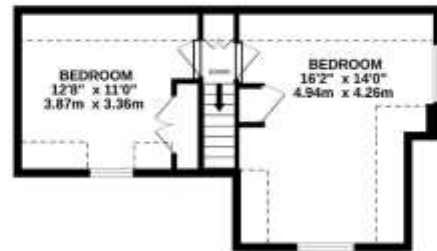
(please note that the fixtures and fittings are not necessarily included in the sale)

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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2ND FLOOR



SERVICES

Mains electricity, water and drainage. LPG for cooking. Oil fired central heating.

EPC Rating: F

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.

DIRECTIONS

From our office in Cranbrook, proceed along Stone Street to the Wilsley Pound Roundabout. Take the 1st exit signed Goudhurst. Continue into Goudhurst and turn right at the pond into North Road. Take the 3rd turn to the left signed Horsmonden and continue into the village at the crossroads turn left onto Lamberhurst Road, the property is the first house on the left after Gun Back Lane.



OAK HOUSE, TN12 8LP

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