



‘Our Focus Determines Your Reality’



Horsmonden  
Kent  
TN12 8LE



Open-Plan Sitting/Dining Room \* Kitchen/Breakfast Room  
Cloakroom Room

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Principal Bedroom \* Further Double Bedroom \* Single Bedroom  
Family Bathroom

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Enclosed Garden \* Summerhouse  
Enbloc Garage \* Off-Road Parking



## LIGHT-FILLED FAMILY HOME

This light-filled family home is on the outskirts of the popular village of Horsmonden within walking distance of the village centre. Presented in immaculate order throughout, the property offers open-plan living and benefits from an enclosed garden, garage and parking.

The accommodation consists of an entrance hall opening into an open-plan sitting/dining room with doors opening to the garden, a kitchen/breakfast room and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with built-in storage, a further double bedroom and a good size single bedroom, there is also a family bathroom.

The garden to the front is laid to lawn with attractive flower and shrub border, a path leads to the front door and also opens into a paved terrace. The garden to the rear is laid predominantly to lawn with a flower and shrub border, a paved terrace and a path leading across the garden to a summerhouse. There is an enbloc garage and off-road parking.

The property is conveniently located to access to the main road and rail networks.





## 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 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.

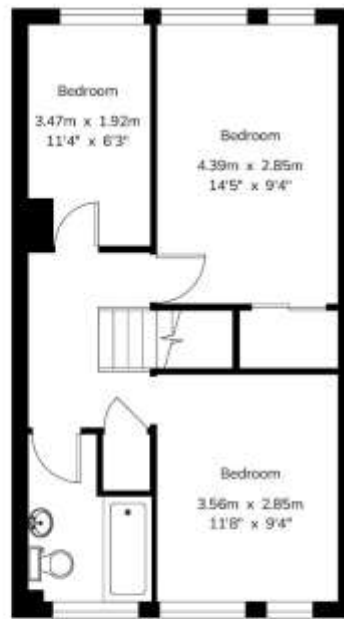


## 19 Oast View

Gross Internal Area : 91.3 sq.m (982 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.



## SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band D

EPC Rating: C

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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