



'Our Focus Determines Your Reality'



Goudhurst Road
Horsmonden
Kent
TN12 8AE



Entrance Hall * Sitting Room * Dining Room
Kitchen * Cloakroom

Principal Bedroom with Vanity Unit
Three Further Bedrooms * Family Bathroom * Family Shower Room
Additional Sitting Room

Stunning Well-Stocked Garden * Integral Garage
Off Road Parking



ATTRACTIVE, ATTACHED ROUNDEL OAST

This charming, attached roundel oast conversion is set in stunning well-stocked gardens, in a tucked away location, in the sought after village of Horsmonden.

The accommodation spans three floors and consists of a roundel sitting room, a dining room with doors to the garden, a kitchen situated in a second roundel and a cloakroom on the ground floor. On the first floor there is a principal bedroom with vanity unit located in a roundel, a further double bedroom and a family bathroom. A sitting room, two further bedrooms and a family shower room are situated on the second floor.

The Oast House North sits in stunning, well-stocked gardens with a summer house, manicured lawn, textured terracing from which to enjoy the garden and a productive vegetable garden. Parking is available alongside the white picket fence and in the integral garage.

Located on the edge of the village, The Oast House North is conveniently situated for access to the road and mainline rail networks and within walking distance to the village 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

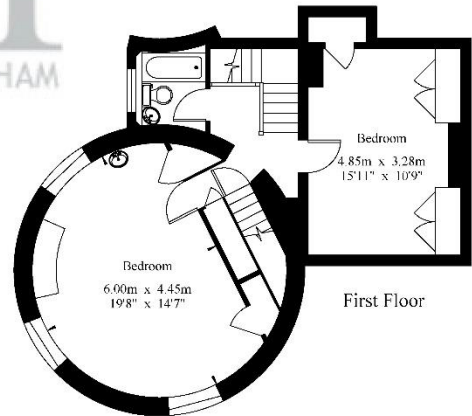
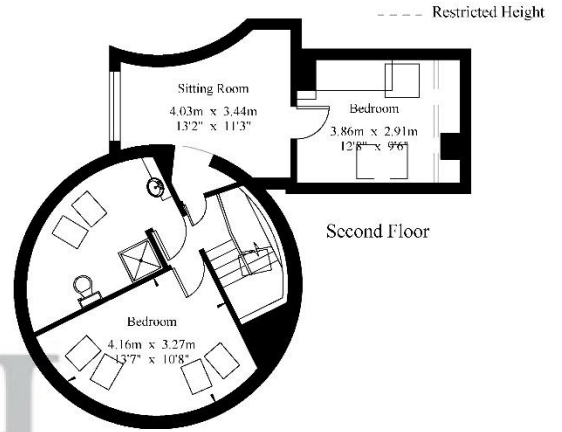
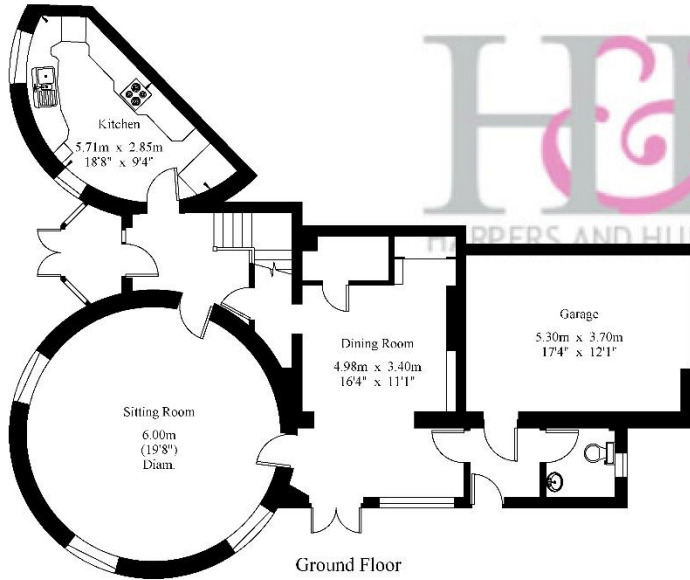
As well as the village schools at Horsmonden and Brenchley, there are a variety of schools in the area namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

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.



The Oast House North

Gross Internal Area : 219.0 sq.m (2,357 sq.ft.)
(Including Garage)



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SERVICES

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

Flying freeholds exist above the integral garage and the kitchen.

EPC Rating: F – Full details available on request.

Tunbridge Wells Borough Council - Council Tax Band F

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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