



'Our Focus Determines Your Reality'



Maidstone Road  
Horsmonden  
Kent  
TN12 8JJ



Sitting/Dining Room \* Kitchen \* Cellar \* Study

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Principal Bedroom \* Further Double Bedroom  
Family Bathroom

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Communal Garden \* Allocated Parking



## ATTRACTIVE DOUBLE FRONTED GROUND FLOOR APARTMENT

One of six apartments located in a stylish Victorian property believed to date from 1900 and occupying a prominent position in the heart of the sought after village of Horsmonden, overlooking the village green.

The accommodation consists of a double aspect sitting/dining room with fireplace and log burning stove, and a fitted kitchen with views across the village green; there is a principal bedroom with built-in storage and a further double bedroom together with a family bathroom.

Steps lead down to a feature of this ground floor apartment, the extensive lower ground floor which benefits from natural light and is currently used as an office and provides extensive storage.

Outside the parking to the front of the property is allocated to the apartment. The communal garden to the rear is laid predominantly to lawn with mature planting and the Summerhouse belongs to the apartment.



## HORSMONDEN

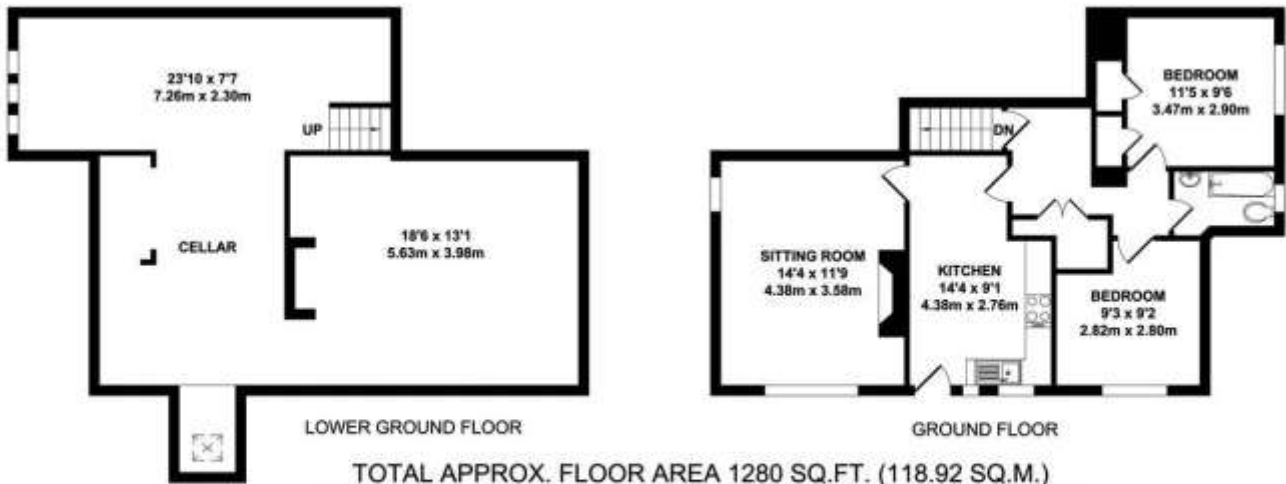
The village of Horsmonden with its charming village green boasts a Country Inn and a selection of local shops including a general store/deli, chemist, hairdresser. Amongst the other amenities there is a well-regarded Doctors' Surgery, Village Primary School and Kindergarten, Social Club which arranges many village events and a tennis club.

## 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 APPROX. FLOOR AREA 1280 SQ.FT. (118.92 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## SERVICES

Mains electricity, water and drainage. Electric radiators.

Tunbridge Wells Borough Council - Council Tax Band B

EPC Rating: E – full details available on request.

Annual service charge £840, this includes the maintenance of the garden.

16.6% Share of Freehold, 93 years remain on the Lease.

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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