



'Our Focus Determines Your Reality'



Goudhurst Road
Horsmonden
Kent
TN12 8BY



Entrance Hall * Sitting Room * Conservatory
Kitchen/Dining Room * Cloakroom

Principal Bedroom with Ensuite
Two Further Double Bedrooms * Bedroom/Study
Family Bathroom

Enclosed Garden * Garage * Off Road Parking



ATTRACTIVE EDGE OF VILLAGE COTTAGE

Built in the later part of the 00s, this attractive cottage is part of the sought after Charles Church development on the outskirts of the popular village of Horsmonden where there is a well-regarded Village Primary School and Kindergarten.

The accommodation spans three floors and consists of an entrance hall, sitting room opening into the conservatory, double aspect kitchen/dining room with bay window and cloakroom on the ground floor.

On the first floor there are two double bedrooms, both with built-in storage, a bedroom/ study and a family bathroom. The principal bedroom is situated on the second floor and benefits from an ensuite shower room and storage.

Outside a gate in a picket fence leads across the well-stocked garden to the front door. The enclosed garden to the rear is paved with mature flower and shrub beds. A path leads to the garage which is the second of two garages to the rear with a parking space. The property is conveniently situated for access to the road and mainline rail networks. Within walking distance to the village green, shops and pub, with attractive walks and orchards just a few minutes away.



HORSMONDEN

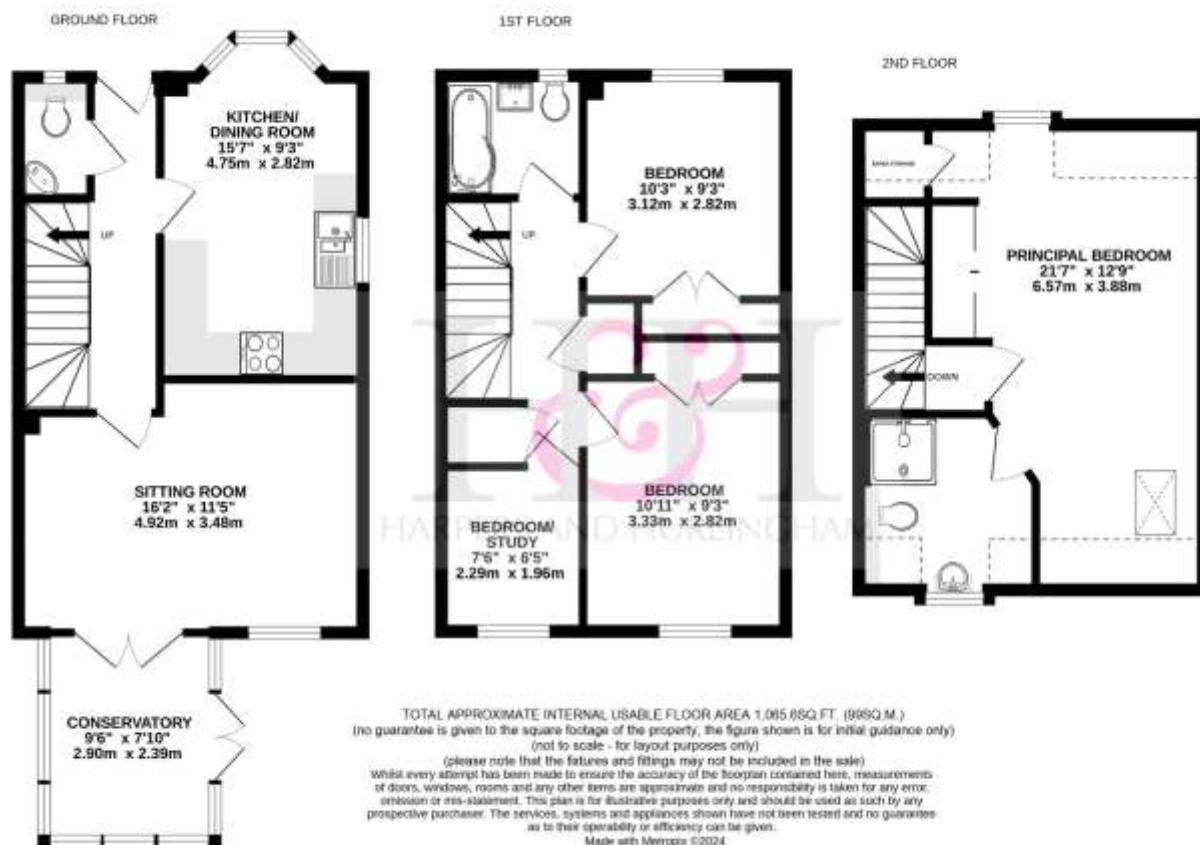
The village of Horsmonden with its charming village green boasts a Country Inn and a selection of local shops including a general store/deli, chemist, hairdresser. Amongst the other amenities there is a well-regarded Doctors' Surgery, Village Primary School and Kindergarten, Social Club which arranges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





SERVICES

Mains electricity, water and drainage. Electric central heating.

EPC Rating: E – full details available on request.

Tunbridge Wells Borough Council - Council Tax Band E

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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