

# HORSMONDEN, KENT



MAIDSTONE ROAD, HORSMONDEN, KENT TN12 8HQ

**Charming, Attached, Grade II Listed Farmhouse with Land**

Sitting Room \* Dining Room \* Study \* Kitchen/Breakfast Room \* Utility Rooms  
Boot Room \* Cloakroom

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Double Bedroom with Ensuite Shower Room \* Double Bedroom with Fireplace  
Family Bath and Shower Room

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Attic Bedroom

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Garden, Paddocks and Land Approximately 7.5 Acres \* Two Stable Blocks

Located on the outskirts of the village of Horsmonden, this charming Grade II Listed farmhouse has recently undergone extensive renovation whilst retaining its character.

Presented in immaculate order throughout, the accommodation consists of a sitting room with inglenook fireplace and complete bread oven, a dining room, study, kitchen/breakfast room with Aga, utility room, boot room and cloakroom on the ground floor.

Accessed via two staircases, the first floor boasts a double bedroom with ensuite shower room, a double bedroom with fireplace and a family bathroom. The attic has been converted to provide an additional bedroom.

Outside the drive leads to an area of parking and the two stable blocks of two and three stables. A gate leads from the stable yard to the manege. There are two paddocks of approximately 1.75 acres each and a further field of approximately 3.5 acres. A gate leads from the drive into the delightful gardens to the front and rear.

**Harpers and Hurlingham**

The Corner House

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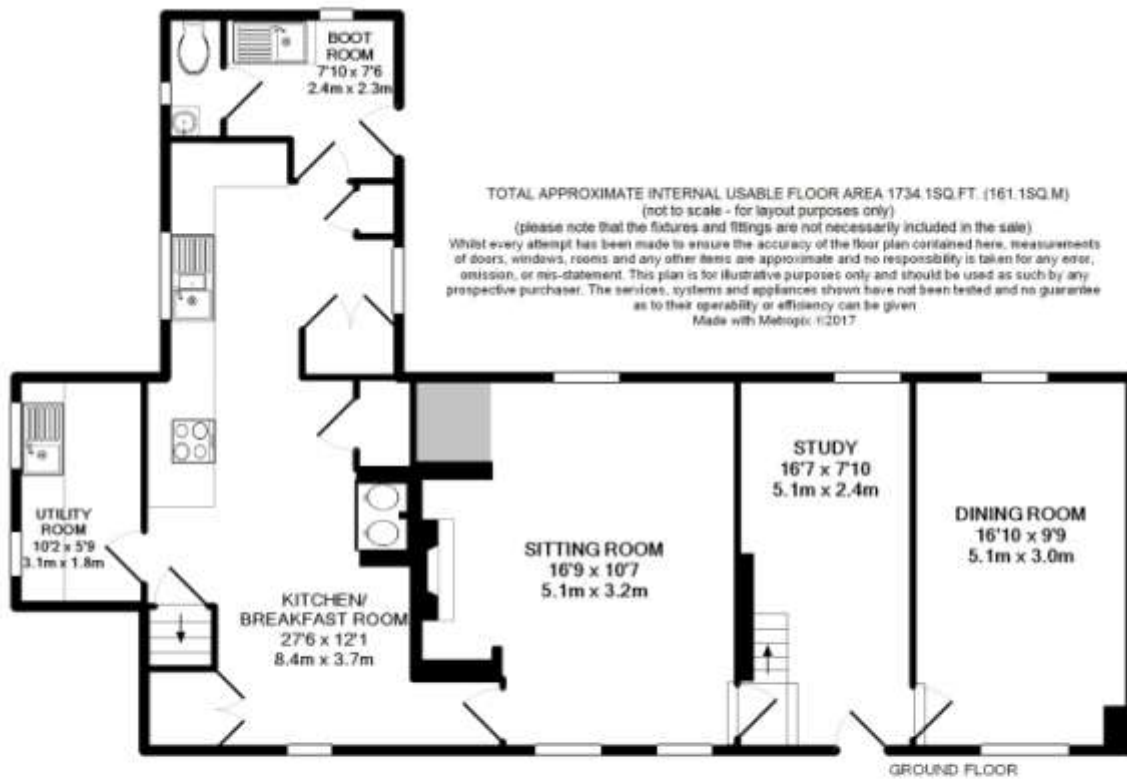


The farmhouse is located on the outskirts of the village of Horsmonden which with its charming village green boasts a Country Inn and a selection of local shops including an award winning general store/deli, chemist and hairdresser together with a bi-weekly farmers market. There is also a well regarded Village Primary School and Kindergarten.

As well as the village school 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 25 minutes drive from Royal Tunbridge Wells and 10 minutes drive from either Paddock Wood (where there is a Waitrose) or Marden mainline stations.





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

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band F

The farmhouse owns the drive but there is a right of access to the farm buildings at the end of the drive.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

