



'Our Focus Determines Your Reality'



Yew Tree Road
Horsmonden
Kent
TN12 8HR



Entrance Hall * Sitting Room * Family Room * Dining Room * Study
Kitchen/Breakfast Room * Utility Room * Boot Room * Cloakroom

Master Bedroom with Ensuite and Walk-in Wardrobe
Three Further Bedrooms, One Ensuite * Family Bathroom

Enclosed Garden * Garage * Off Road Parking



STUNNING GRADE II LISTED CONVERTED BARN

This stunning Grade II Listed barn is situated on the outskirts of Horsmonden. Converted to a high specification and offering the convenience of modern living whilst retaining the character of, what is believed to be, a 16th century barn, featuring in the kitchen/breakfast room the original threshing doors.

The light and airy open plan accommodation, with underfloor heating throughout, consists of an entrance hall, double aspect sitting room with log burning stove, family room, dining room, study, kitchen/breakfast room, utility room, boot room and cloakroom on the ground floor.

A butterfly staircase leads to the galleried first floor where there is a master bedroom with ensuite shower room and walk-in wardrobe, a guest bedroom with ensuite shower room, two further double bedrooms and a family bathroom.

Outside a gated drive leads to the garage with rainwater recovery system and provides off road parking. A paved path leads across the lawned garden to the barn.



HORSMONDEN

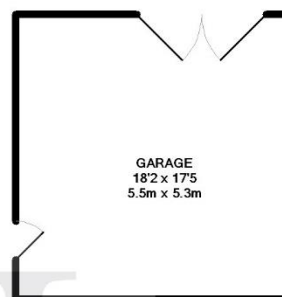
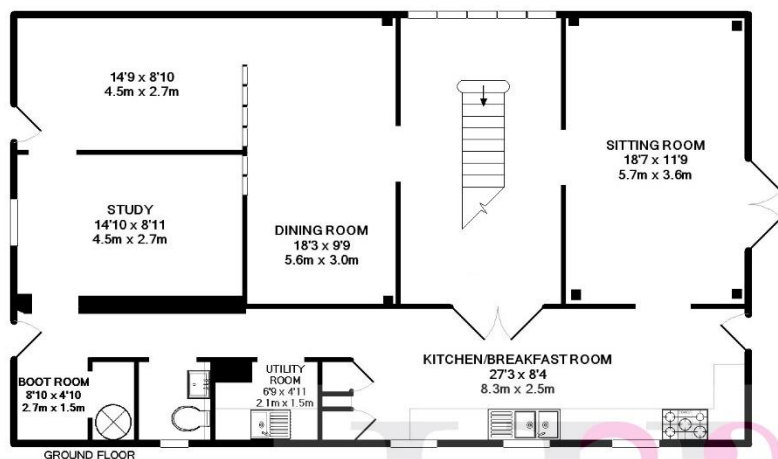
The village of Horsmonden offers a charming village green with a Country Inn and a selection of local shops including a general store/deli, chemist and hairdresser. There is also a well-regarded Village Primary School and Kindergarten.

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.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding Garage) 1,951.5SQ.FT. (181.3SQ.M)
(not to scale - for layout purposes only)

(no guarantee is given to the square footage of the property - the figure shown is for initial guidance only)
(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 water and electricity. LPG for heating and cooking. Underfloor heating throughout. Shared private drainage. Rainwater recovery system.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band G

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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