



‘Our Focus Determines Your Reality’



Goudhurst Road
Horsmonden
Kent
TN12 8AY



Kitchen/Breakfast Room * Dining Room
Utility Room/Wine Store * Shower Room

Sitting Room * TV Room/Bedroom * Study Area
Double Bedroom * Cloakroom

Master Bedroom with Ensuite * Double Bedroom
Family Bathroom

Double Bedroom

Garden approximately 2.5 Acres * Lake with Duck House
Double Garage * Off Road Parking



UNIQUE GRADE II LISTED PROPERTY

This unique Grade II Listed property has been renovated and reconfigured by its current custodians, to create a comfortable family home. Incorporating the conveniences of modern living with an abundance of period features, the property has a delightful terrace overlooking the park like gardens. An attached brick outbuilding houses a 'barbecue' kitchen and W.C., perfect for alfresco dining.

The accommodation consists of a kitchen/breakfast room with doors to the terrace, a galleried dining room with inglenook fireplace and doors to the terrace, a utility room/wine store and a shower room on the ground floor. On the first floor there is a sitting room with inglenook fireplace, a TV room/ bedroom, a double bedroom with fireplace, a cloakroom and a study area overlooking the dining room. The second floor offers a vaulted master bedroom with ensuite shower room, a double bedroom and a bathroom. A staircase leads to a further double bedroom.

The south facing gardens are predominantly laid to lawn with secluded areas created by mature trees and shrubs. The lawn leads to a picturesque lake with an island housing a duck house and bridges providing crossing points to an additional area bordered with mature trees.



HORSMONDEN

The village is centred around the charming village green and boasts a Country Inn as well as 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.

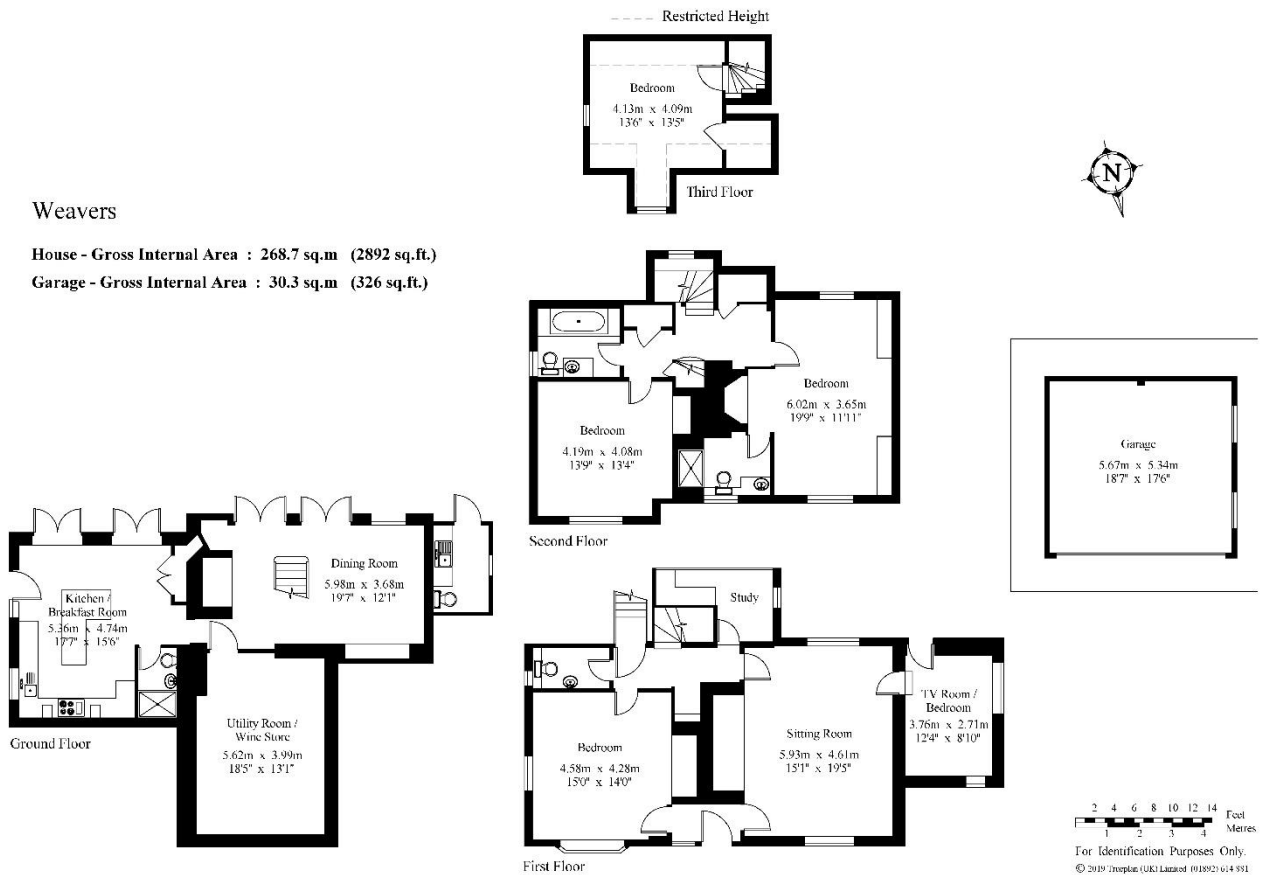
Located approximately 15 minutes' drive from Royal Tunbridge Wells and 5 minutes' drive from Paddock Wood station with a direct journey time of 41 minutes to London Bridge.



Weavers

House - Gross Internal Area : 268.7 sq.m (2892 sq.ft.)

Garage - Gross Internal Area : 30.3 sq.m (326 sq.ft.)



SERVICES

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

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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