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LEONIVES HORSMONDEN

An opportunity to purchase this 4 bedroom link-detached family home in the heart of the popular Wealden village of Horsmonden. Within walking distance to all local amenities including a primary school, and only a short drive to the mainline station in Paddock Wood. The property offers off-road parking for two cars as well as an integral garage. To the rear is a good sized private garden, mainly laid to lawn with mature borders of shrubs and trees. Offered to the market with NO FORWARD CHAIN.

Guide Price £489,995

FREEHOLD





LEONIVES

GOUDHURST ROAD | HORSMONDEN | KENT | TN12 8AE

- A four bedroom link-detached home in the heart of the village
- Off-road parking for two cars and an integral garage
- Good size garden to the rear of the property with mature borders and well-tended lawn
- Within walking distance to all local amenities
- Only a short drive to the mainline station in Paddock Wood
- Downstairs shower room and a bathroom to the first floor, offered to the market with NO FORWARD CHAIN

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains drainage services connected but not tested. **Heating:** Oil fired central heating.

BROADBAND: Superfast and Ultrafast.

MOBILE COVERAGE: Good outdoor and in-home (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band F **EPC:** D (56)

FLOOD & EROSION RISK: **Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** Unlikely. **Groundwater:** Unlikely.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof with hung tiles to the first floor elevation.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Leonives, Goudhurst Road, Horsmonden, Tonbridge, TN12

Approximate Area = 1186 sq ft / 110.2 sq m

Garage = 192 sq ft / 17.8 sq m

Total = 1378 sq ft / 128 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.

Produced for Lambert and Foster Ltd. REF: 1354621

OFFICES LOCATED AT:

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Paddock Wood, Kent TN12 6DS

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Helix House, High Street
Wadhurst, East Sussex TN5 6AA

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Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

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