



The Foundry, Horsmonden, Tonbridge, Kent, TN12

Guide Price £700,000 - £725,000

When experience counts...

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Offered for sale is this this beautifully presented four bedroom detached family home. Built by Esquire Homes and forming par of a small private development in the centre of Horsmonden village. The village has a good range of local amenities, serving all the usual day-to-day needs including Heath Stores village shop, chemist, hairdressers, newsagent and doctor's surgery. Internally the property comprises entrance hall, cloakroom WC, storage cupboards, open plan dual aspect kitchen / dining room complete with solid oak worksurface and integral appliances. To the rear the is a sitting room over looking the garden. To the first floor there is a family bathroom, four bedrooms with en suite to principal room. Externally the property offers a private landscaped rear garden with two patio seating areas, single garage and driveway to front with electric car charging point. Further benefits include remainder of the build guarantee.

AGENTS NOTE: The private road is maintained by the residents who have formed a Management Company, it is a private company and each household that is privately owned has one director. It is agreed that each household contributes to a monthly or by one off lump sum which amounts to £31.06 per month or £372.72 for the year.

Four Bedrooms

Detached Family Home

Central Village Location

Dual Aspect Open Plan Kitchen /
Dining Room Integral Appliances

Sitting Room

Family Bathroom & En suite Shower

Landscaped Rear Garden

Single Garage & Driveway With
Electric Car Charge Point

Close to Local Village Amenities

Mainline Stations Paddock Wood &
Marden (Approx 5 miles Away)





LOCATION: Horsmonden

The village of Horsmonden offers a range of local amenities including a village shop, pop up post office, doctors surgery, pharmacy, pub, tennis and cricket clubs and church. The property is within striking distance of other Kent villages, Brenchley, Goudhurst, Lamberhurst and the larger town of Paddock Wood for more comprehensive shopping, Paddock Wood (5 miles away) has a Waitrose supermarket conveniently located near the mainline station and several other shops, whilst Tonbridge & Tunbridge Wells offers a wide choice of amenities including two theatres, a multiplex cinema, health clubs, restaurants, cafes, bars and hotels

Education opportunities, there are many highly regarded schools in the area, both state and private. Excellent primary schools, Horsmonden & Brenchley and Matfield Primary, is a few minutes up the road. There are many highly regarded state and private schools in Tonbridge and Tunbridge Wells and the surrounding area. Secondary options also include several highly sought-after grammar schools, including Tunbridge Wells Girls Grammar School, Tunbridge Wells Boys Grammar, Tonbridge Grammar School for Girls, Tonbridge School, Weald of Kent Grammar, Judd and Skinners

Paddock Wood station has mainline services to London Charing Cross (via London Bridge and Waterloo East) and to London Cannon Street, services from 52 minutes. About five miles away is the A21 dual-carriageway which links directly to the M25 London orbital motorway and thereby a national motorway network, Gatwick and Heathrow airports. Marden (5.7 miles) and Tonbridge (13.3 miles) both have stations with fast and frequent services to London Charing Cross and Cannon Street.

A number of golf clubs including Lamberhurst, Chart Hills, The Nevill, Rye and Dale Hill. Sailing and fishing at Bewl Water and riding, walking, mountain bike trails plus a climbing and activity centre in Bedgebury Forest and Pinetum.

The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks.

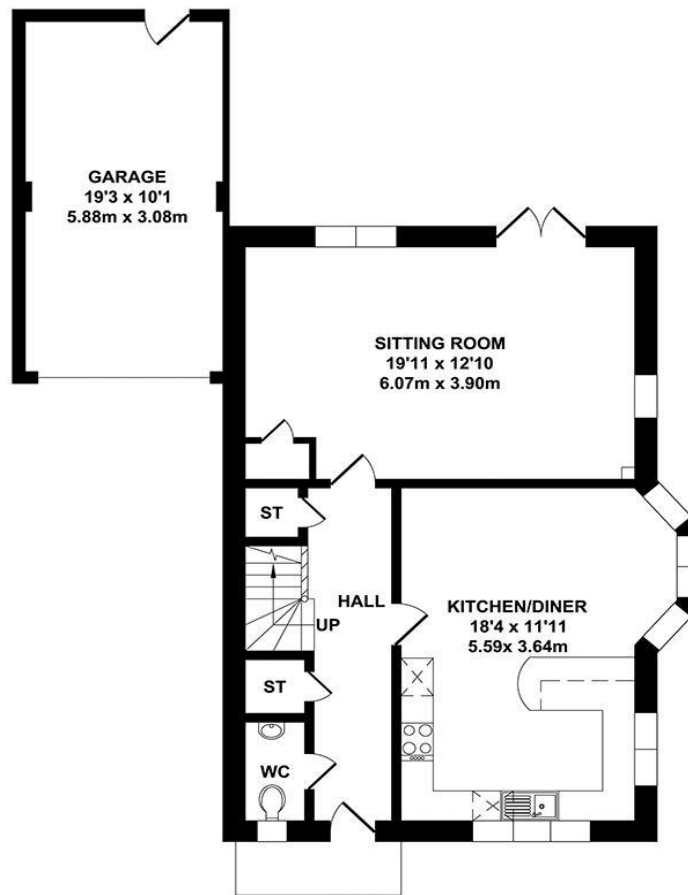
ADDITIONAL INFORMATION:

Council Tax Band
Double Glazed Windows

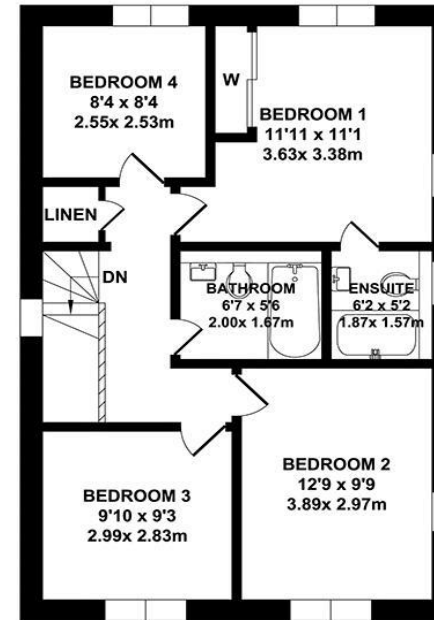
| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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GROUND FLOOR
APPROX. FLOOR AREA
846 SQ.FT.
(78.60 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
630 SQ.FT.
(58.51 SQ.M.)

TOTAL APPROX. FLOOR AREA 1476 SQ.FT. (137.11 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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