



Lambert & Foster



BROOKLANDS

MAIDSTONE ROAD | HORSMONDEN

An opportunity to purchase a four double bedroom detached family home with two en-suite shower rooms situated on the semi-rural outskirts of the village. Benefitting from a large plot totalling about 0.45 of an acre with a front driveway providing ample off road parking. Overlooking open farmland and only a short drive to major transport links and local amenities. Offered to the market with NO FORWARD CHAIN.

Guide Price £815,000

FREEHOLD



BROOKLANDS

MAIDSTONE ROAD | HORSMONDEN | TN12 8DB

The accommodation on the ground floor comprises: front door opens into an entrance porch providing coat hanging space with shoe storage and there is a door to a main entrance hall. From the main hall is a turned staircase to the first floor landing and doors to the dining room and kitchen/breakfast room. The dining room has a bay window to the front and has a central open fireplace with a woodburner inset. The kitchen/breakfast room enjoys open aspect views over the rear garden and has French doors to a brick paved terrace. There are further doors to the sitting room, a walk-in pantry and rear lobby/utility room. The kitchen has a range of wall, base and drawer units with a double bowl ceramic sink set into a wooden worktop. There is an integrated dishwasher and a six ring gas fired range cooker and space for a free standing fridge/freezer. The rear lobby/utility room houses a wall mounted gas fired boiler with a door to the garden terrace and to a separate cloakroom. There is space and plumbing for a washing machine, dryer and storage for coats and shoes. The sitting room enjoys a double aspect allowing light from front to back with French doors opening to the garden terrace and there is a central, pretty exposed brick open fireplace. On the first floor landing are doors to a family bathroom and four double bedrooms with two benefiting from en-suite shower rooms.

Outside: Access to the front of the property is via a shared driveway across two neighbouring properties with the communal entrance at the North end of the plot. The driveway also provides access to the rear of the properties and this can be viewed clearly on the attached land plan. The rear garden has two parts separated by this rear driveway. There is a main garden and then a small paddock containing a section of woodland. The main garden is mainly laid to lawn with mature flower borders and interspersed trees with a brick paved terrace abutting the rear of the house. To the far end of the garden is a five bar gate opening to the rear driveway with access via another five bar gate to the small paddock and woodland area which leads down to a small stream boundary. The total plot size is about 0.45 of an acre and within the main garden is a private shared drainage tank and a buried LPG tank supplying this property only.

- **A four double bedroom detached family home with two en-suite shower rooms**
- **Situated on the semi-rural outskirts of the village overlooking farmland**
- **Large kitchen/breakfast room with two reception rooms both with fireplaces**
- **Benefiting from a large plot totalling just under half an acre**
- **Short drive to major transport links and local amenities**
- **Offered to the market with NO FORWARD CHAIN**



GENERAL

Tenure: Freehold **Services:** LPG fired central heating with mains electricity, water supply and private shared drainage services connected but not tested.

Local authority: Tunbridge Wells Borough Council

Council tax: Band F **EPC:** F (28)

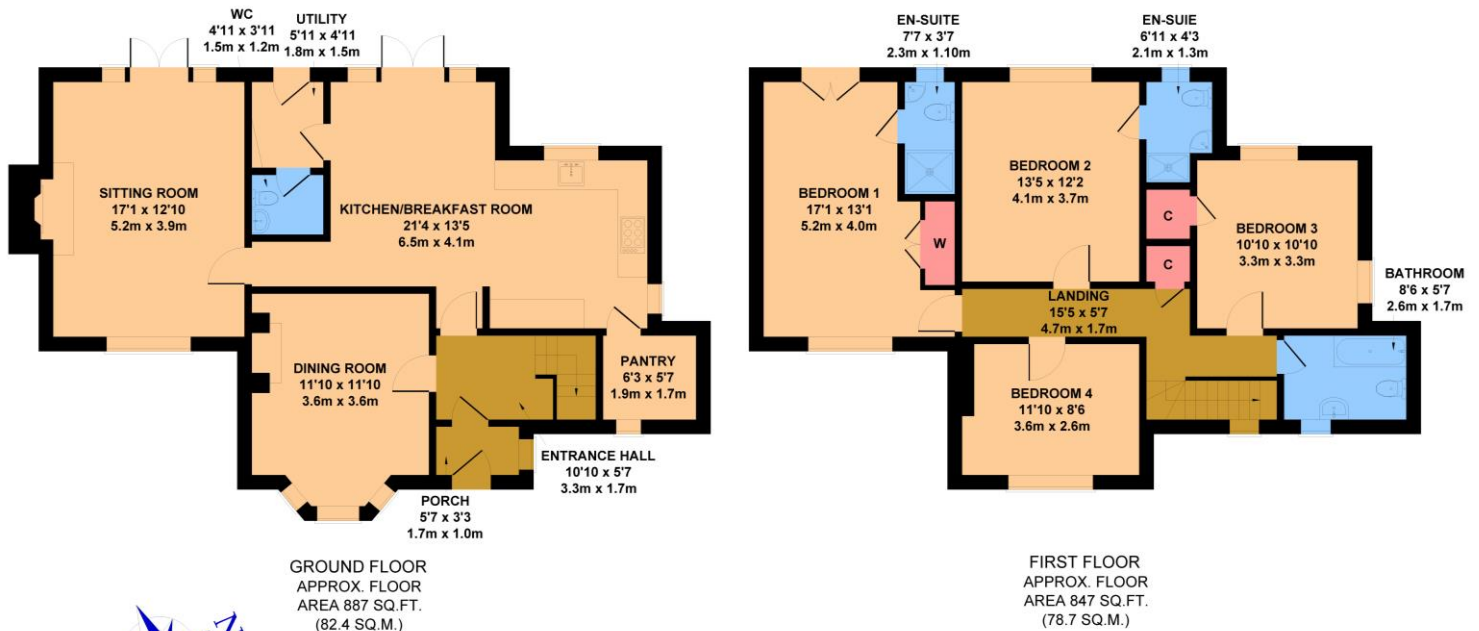
VIEWING

To confirm directions and book your viewing strictly by appointment only with the agents call:

Paddock Wood Office: 01892 832325.

FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



Not to Scale. Produced by The Plan Portal 2021
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PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

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