



Lambert & Foster



OAKLEIGH COTTAGES

THE HEATH | HORSMONDEN | KENT | TN12 8JA

A charming semi-detached three-bedroom property situated in the village of Horsmonden, offering spacious and characterful accommodation with many exposed timber beams throughout. The ground floor comprises an entrance hall, a generous sitting room, kitchen/dining room, playroom, and a downstairs shower room. Upstairs are three bedrooms and a family bathroom. Externally, the property benefits from well-maintained front and rear gardens, garage, and a detached outdoor office. Horsmonden is a picturesque Kent village with a traditional village green, local amenities, and a strong community atmosphere. The property also enjoys convenient access to nearby Paddock Wood and Royal Tunbridge Wells, offering a wider range of shopping, leisure, and mainline rail services to London.

Guide Price £650,000 - £675,000

FREEHOLD





1 OAKLEIGH COTTAGES

THE HEATH, HORSMONDEN, KENT, TN12 8JA

- Semi-detached three-bedroom character property with exposed timber beams throughout
- Spacious and versatile accommodation
- Well maintained front and rear gardens
- Detached outdoor office, ideal for home working
- Garage to the rear with parking for up to two vehicles, including one space within the garage
- Village location close to local amenities and within easy reach of Paddock Wood and Royal Tunbridge Wells.

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///expand.snows.crackles

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Oil

BROADBAND: Standard, Superfast and Ultrafast available

MOBILE COVERAGE: Good Outdoor

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Tunbridge Wells Borough Council

COUNCIL TAX: Band E **EPC:** E (39)

COVENANTS: None

FLOOD & EROSION RISK: Property flood history: None

Rivers and the sea: Very Low **Surface Water:** Very Low

Reservoirs: Unlikely **Groundwater:** Unlikely

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

PHYSICAL CHARACTERISTICS: Brick built with hung tiles on first floor and tiled roof



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.

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

1 Oakleigh Cottages, The Heath, Horsmonden, Tonbridge, TN12 8JA



Approximate Area = 1695 sq ft / 268.5 sq m

Limited Use Area(s) = 21 sq ft / 1.9 sq m

Garage = 210 sq ft / 19.5 sq m

Outbuilding = 71 sq ft / 6.6 sq m

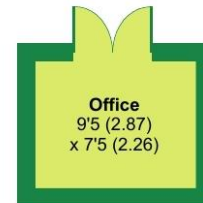
Total = 1997 sq ft / 185.5 sq m

For identification only - Not to scale

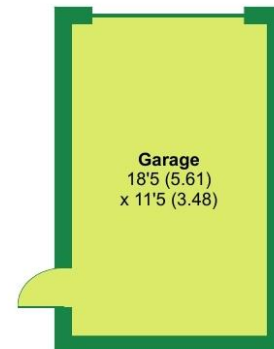


FIRST FLOOR

Denotes restricted
head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lambert and Foster Ltd. REF: 1496837

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone Street,
Westenhanger, Hythe CT21 4HU

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

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