



Lambert & Foster



SPRING COTTAGES

HORSMONDEN

A great opportunity to purchase a beautiful 4 bedroom semi detached period cottage with an abundance of original features and versatile living space. The property benefits from a kitchen/diner, conservatory, reception room and a downstairs shower room, four bedrooms with the master offering an en suite shower room, family bathroom. Situated behind large gates providing seclusion and privacy with the added benefit of ample parking, a car port, two stables, a work shop and 1.44 acres. Located in one of Kents popular Wealden villages that offers many amenities including a great primary school and is within the Cranbrook School catchment area. Paddock wood station is a short distance away with direct links into London

Guide Price £725,000-£750,000

FREEHOLD





1 SPRING COTTAGE

GOUDHURST ROAD | HORSMONDEN | TN12 8AZ

- 1.44 acres and registered equestrian facility
- Two stables, a carport and a workshop
- Four bedrooms and three bathrooms
- Popular Wealden village location
- Cranbrook School catchment area
- Paddock Wood station close by with direct links to London.

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: thinnest.sympathy.value

TENURE: Freehold.

SERVICES & UTILITIES:

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

Sewerage: Main **Heating:** Oil fired central heating

BROADBAND: Standard, Superfast and Ultrafast available

MOBILE COVERAGE: Indoor limited, outdoor likely

(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:** F (36)

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None

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

PHYSICAL CHARACTERISTICS: Brick built with tile hung to the first floor elevations under a peg tile 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.

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.

Approximate Area = 1556 sq ft / 144.5 sq m (excludes carport)

Limited Use Area(s) = 118 sq ft / 10.9 sq m

Outbuilding = 552 sq ft / 51.2 sq m

Total = 2226 sq ft / 206.6 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). © nitchecom 2025. Produced for Lambert and Foster Ltd. REF: 1284372

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