



Lambert & Foster



THE MILL

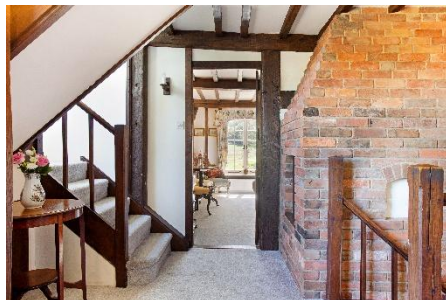
MAIDSTONE ROAD | HORSMONDEN | KENT | TN12 8DB

This attractive detached 19th century four-bedroom home beautifully combines period character with modern family living. Rich in original features, including exposed timbers and beams, the property offers a wealth of charm throughout. At its heart is a spacious open-plan kitchen/dining room, ideal for both everyday living and entertaining, complemented by a bright dual-aspect family room. In total, the home benefits from three versatile reception rooms, offering flexible space for relaxation, working from home, or hosting guests. Set within approximately 0.6 acres of attractive gardens and grounds, the property enjoys a delightful semi-rural position on the outskirts of Horsmonden providing a wonderful balance of countryside living and convenient access to local amenities and Paddock Wood mainline station near by for direct links to London.

Guide Price £1,000,000 - £1,100,000

FREEHOLD





THE MILL

MAIDSTONE ROAD, HORSMONDEN, KENT, TN12 8DB

- Attractive detached four-bedroom 19th century home
- Character features throughout, including exposed timbers and beams
- Spacious open-plan kitchen/dining room, ideal for modern family living and entertaining
- Set within approximately 0.6 acres of attractive gardens and ground
- Peaceful semi-rural setting on the outskirts of Horsmonden
- Convenient access to local amenities and Paddock Wood mainline station nearby, offering direct rail services to London

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///pioneered.slowness.slams

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Cesspit **Heating:** Oil

BROADBAND: Standard 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 G **EPC:** E (54)

COVENANTS: None known

FLOOD & EROSION RISK: Property flood history:

None **Rivers and the sea:** Speak to Agent **Surface**

Water: Very Low **Reservoirs:** Speak to Agent

Groundwater: Unlikely

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

PHYSICAL CHARACTERISTICS: Brick built with timber frame and weatherboarding on upper floors



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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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.

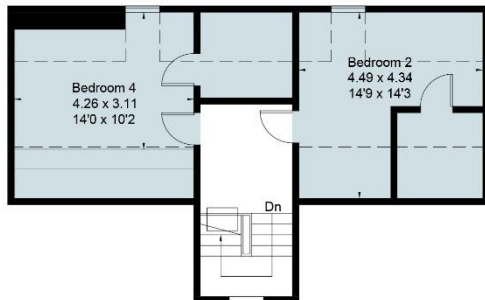
MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential 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.

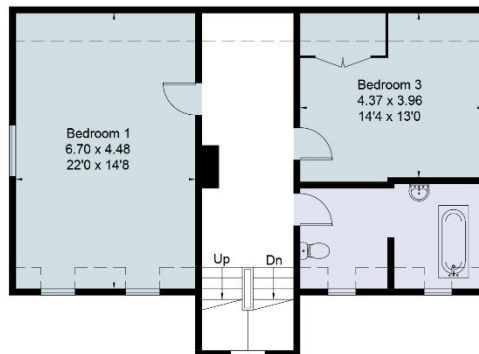
Approximate Area = 266.2 sq m / 2865 sq ft
 Garage = 34.3 sq m / 369 sq ft
 Total = 300.5 sq m / 3234 sq ft
 Including Limited Use Area (29.2 sq m / 314 sq ft)
 For identification only. Not to scale.
 © Fourwalls



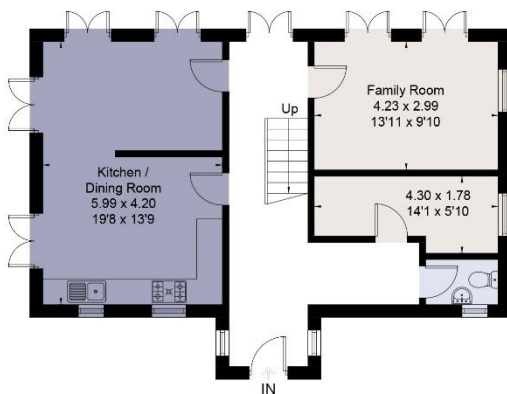
= Reduced head height below 1.5m



Third Floor



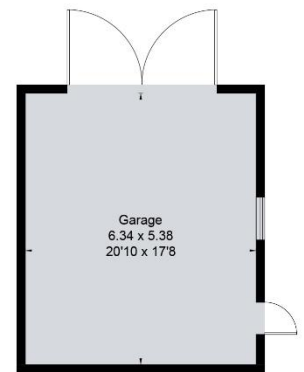
Second Floor



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 322913

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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