

BRICK KILN COTTAGES

BRICK KILN LANE | HORSMONDEN | KENT | TN12 8ER

Set within approx. three acres of land in the sought-after village of Horsmonden, this spacious three-bedroom semi-detached property presents a fantastic opportunity to enjoy a rural lifestyle with excellent equestrian facilities. The well-proportioned accommodation comprises a kitchen/breakfast room, dining room and an open-plan sitting/family room with patio doors opening onto the rear garden. On the first floor are three bedrooms, including a master bedroom with en-suite, as well as a family bathroom. A particular highlight of the property is its extensive grounds, which include a generous driveway, detached garage, workshop, barn, shed and equestrian facilities including stabling with tack room and a ménage/horse school. Horsmonden is a charming Kent village with a traditional village green, pharmacy, pub and village shop. The nearby towns of Cranbrook and Paddock Wood offer further shopping and leisure facilities with the property also falling within the Cranbrook School catchment area. Paddock Wood also provides mainline rail services to London.

OFFERS IN EXCESS OF £825,000

FREEHOLD









2 BRICK KILN COTTAGES

BRICK KILN LANE, HORSMONDEN, TONBRIDGE, KENT, TN12 8ER

- Substantial plot of approx. three acres
- Spacious three-bedroom semi-detached family home
- Versatile living accommodation
- Generous driveway providing ample off-road parking, with a detached garage
- Extensive equestrian facilities including stabling, tack room and ménage, plus a range of outbuildings
- Sought-after village location within the Cranbrook School catchment area, with mainline rail links to London from Paddock Wood

VIEWING: By appointment only.

Paddock Wood 018920832 325

WHAT3WORDS: ///contoured.brink.inspected

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Private Drainage **Heating:** LPG Tank

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: E **EPC:** E (48)

COVENANTS: None known

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 under tiled roof with clay hung tiles to the first elevation. Internally are exposed timber beams







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.

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Approximate Area = 1494 sq ft / 138.7 sq m
Limited Use Area(s) = 66 sq ft / 6.1 sq m
Garage = 122 sq ft / 11.3 sq m
Outbuildings = 1716 sq ft / 159.4 sq m
Total = 3398 sq ft / 315.5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1541967

OFFICES

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Helix House, High Street,
Wadhurst, East Sussex TN5 6AA

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