



Land & Property Experts



WOODBIDGE
GOUDHURST ROAD, HORSMONDEN, KENT, TN12 8AE

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KENT
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Brenchley	-	2.1 miles
Goudhurst	-	2.7 miles
Lamberhurst	-	3.6 miles
Tunbridge Wells	-	10 miles

A four-bedroom semi-detached village property with versatile accommodation, off-road parking, and a good-sized garden.

- Four bedrooms – EPC: E
- Integral annexe
- Good sized garden
- Off-road parking
- Village location

OFFERS IN EXCESS OF £600,000

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership
Euston House
82 High Street
Heathfield
TN21 8JD
01435 864455**

LOCATION

The property is conveniently located within the village of Horsmonden, approximately 2.1 miles to the south-east of Brenchley, 2.7 miles to the north-west of Goudhurst, and 10 miles to the north-east of Tunbridge Wells. Regular train services into London are available from Marden (approximately 5.2 miles), with direct journey times into London Charing Cross taking approximately one hour.

DIRECTIONS

Driving south on the A21 from Tunbridge Wells, take the first exit at the Forstal Farm Roundabout (signposted Horsmonden and Goudhurst) and then take the first left onto the B2162 (signposted Horsmonden) continue for approximately 2.4 miles, until arriving at the crossroads in the centre of Horsmonden. Turn right at the crossroads, and the driveway for Woodbridge will then be found on the left-hand side after approximately 485 metres.

What3Words: ranches.goodbyes.conspire



DESCRIPTION

The property dates from the 1930s, and is considered to be in excellent decorative order throughout. The accommodation, which is currently configured to include a one-bedroom annexe on the ground floor, briefly comprises:

GROUND FLOOR

Entrance Hall: Parquet flooring, under-stair storage cupboard, and Stairs to the **First Floor**. Doors to the **Annexe** and:

Living Room (14'.11"x11'.2") Bay window, open fireplace with decorative surround, and mantel above.

Kitchen/Dining Room (18'.5"x17'.8") Parquet flooring, ceramic sink set into Beechwood worktops with storage cupboards and integral dishwasher below. Central island with Beechwood top and storage units below. Wall-mounted plate rack. 'Rangemaster' oven with induction hob and extractor hood above.

Glazed doors to outside.

Boot Room with **Cloakroom** off.

ANNEXE

Accessed via doors leading from the Entrance Hall in the house, or from outside, the Annexe accommodation briefly comprises:

Sitting Room (15'.10"x12'.11") with glazed doors to outside.

Bedroom 4 (12'.9"x11'.10")

Utility Room with Stainless-Steel sink set into worktop with storage cupboards below. Space and plumbing for washing machine and tumble dryer.

Bathroom/Wet Room with fully tiled floor and walls, walk-in shower, wash basin, heated towel rail, and W.C.

FIRST FLOOR

Landing with doors to:

Bedroom 1 (12'x9'.2") with fitted hanging cupboards.



Bedroom 2 (12'.10"x8'.10") with airing cupboard housing hot water cylinder and immersion heater.

Bedroom 3 (8'.10"x6'.5")

Family Bathroom with part-tiled walls, panelled bath with wall-mounted 'Mira' shower unit and shower screen. Wash basin set upon vanity unit, heated towel rail.

Cloakroom with W.C.

OUTSIDE

Set back from the road, Woodbridge benefits from a tarmac driveway, flanked with lawns and flower beds. A pathway leads from the parking area to the rear garden, which comprises a paved terrace and lawn interspersed with flower beds and a variety of shrubs and trees.

Outbuildings include a **Garden Shed** (9'x7') and a **Potting Shed** (9'x5').

SERVICES

Mains electricity, water and drainage, and an electric boiler.



METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

The property is freehold and will be sold with vacant possession upon completion.

LOCAL AUTHORITY

Tunbridge Wells Borough Council

COUNCIL TAX

Band E

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.



PLANS

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

In accordance with the Anti-Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

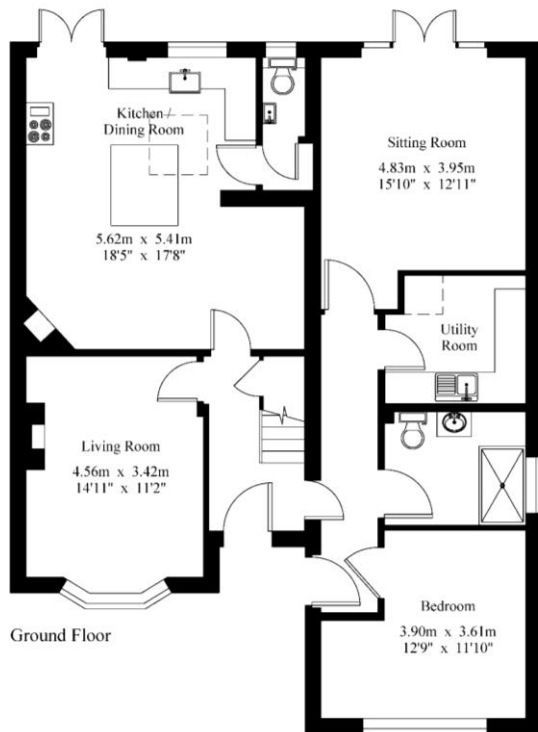
AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

VIEWINGS

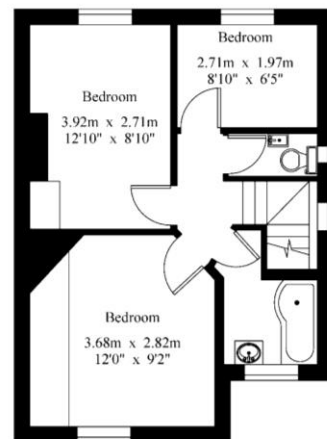
The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

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Woodbridge

Gross Internal Area : 146.9 sq.m (1,581 sq.ft.)



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