



Briar Cottage, Horsmonden, Kent



# Briar Cottage, Churn Lane, Horsmonden, Kent, TN12

A stunning detached period house offering flexible family accommodation with far-reaching countryside views as well as a detached garden room/studio with a workshop/store and wonderful gardens and grounds with paved terraces and a kitchen garden. In all about 0.34 acres.

Horsmonden 2.4 miles. Brenchley 2.8 miles. Paddock Wood station 3 miles (London Bridge from 42 minutes). A21 - 5 miles. Tonbridge 9.2 miles (London Bridge from 38 minutes). Tunbridge Wells 9.3 miles (London Bridge from 46 minutes). Cranbrook 9.9 miles. Maidstone 11.4 miles. Sevenoaks 17 miles. Tenterden 17.2 miles. Gatwick airport 33 miles.  
(All times and distances approximate)



4-5



1-2



2-3



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E

## Tenure

Freehold

## Local authority

Tunbridge Wells  
Borough Council,  
Tel. 01892 526121







## The Property

Briar Cottage is a beautiful period family home which offers over 1800 sq ft of accommodation, all of which is beautifully presented. The front door leads into a porch and then on to a good sized reception hall with terracotta clay tiled floor. The characterful kitchen/breakfast room has a triple oven Everhot 120i cooker, exposed brick and timbers, terracotta clay tiled flooring, plumbed underfloor heating and windows to the front and rear. A door leads through to a useful utility room with a door to the rear and a w.c. The substantial triple aspect sitting room has exposed brick and timbers, brick fireplace with wood burning stove and French doors leading out to the rear terrace and gardens. On the first floor, the landing provides access to the four good sized double bedrooms and the family bathroom with underfloor heating.

## Gardens and Grounds

The house is approached over a 200 metre long 'no through traffic' driveway leading to a five bar gate and private driveway for Briar Cottage giving off-road parking for a number of vehicles. Adjacent to the main house there is a large detached and recently constructed oak-framed outbuilding which could make a great home office or studio. It currently provides a bedroom/study, beautifully appointed shower room and a wonderful garden room with vaulted ceiling, engineered oak flooring with plumbed underfloor heating and air conditioning. To the rear there is a large workshop/store with mezzanine storage area above. In the garden room, a particular feature are the fantastic bi-folding doors opening out to an attractive paved terrace with an oak pergola over. There are a number of recently planted vines (hardy kiwi, honeysuckle and grape) which should provide shade on the pergola in a year or two. The wonderful gardens and grounds wrap around the property and offer far reaching views over the local countryside and beyond. The garden is made up of various sections and include lawned areas and a variety of mature trees including apple, greengage, fig, hazel, cherry, quince. There is also a kitchen garden, Rhino Ultimate greenhouse and a chicken run. In all the property extends to approximately 0.34 acres.



Fabulous oak-framed outbuilding with beautiful garden room opening out onto the terrace



## Services

Mains water and electricity. Oil fired central heating. Private drainage.

## Situation

The property is located in a beautiful rural position, yet within close proximity to the picturesque villages of Horsmonden and Brenchley which have a good range of local amenities serving all the usual day-to-day needs. Tunbridge Wells offers a comprehensive range of shopping, educational and cultural amenities as well as a mainline station. Facilities are also available at the pretty Wealden town of Cranbrook and Maidstone, the county town of Kent.

Paddock Wood offers a wider range of facilities, including a Waitrose supermarket, as well as a mainline station serving London. The larger towns of Tunbridge Wells and Tonbridge have a broader range of commercial, shopping and leisure facilities. The A21 provides access onto the M25 and national motorway network, Gatwick and Heathrow airports, the Channel Tunnel and ferry ports. There are a number of well-regarded schools in the area in both the state and private sectors including Tonbridge School, The Schools at Somerhill in Tonbridge, Dulwich Preparatory at Cranbrook; Marlborough House and St Ronan's at Hawkhurst, Benenden School, Holmewood House Preparatory at Langton Green, Kent College (Girls) at Pembury. There are also grammar schools for boys and girls in Tunbridge Wells and Tonbridge. Recreational facilities include riding and walking in the surrounding countryside and Bedgebury Pinetum; golf at The Nevill and Chart Hills; sailing and water sports at Bewl Water and on the South Coast.

## Directions (TN12 8HN)

From the centre of Horsmonden, head north on the B2162 Maidstone Road for 1.7 miles then turn left into Churn Lane. After approximately 0.6 of a mile, turn left onto a private road signposted 'Poplars Farm'. The property will be found after 0.2 of a mile on the right-hand side.

## Approximate Gross Internal Floor Area

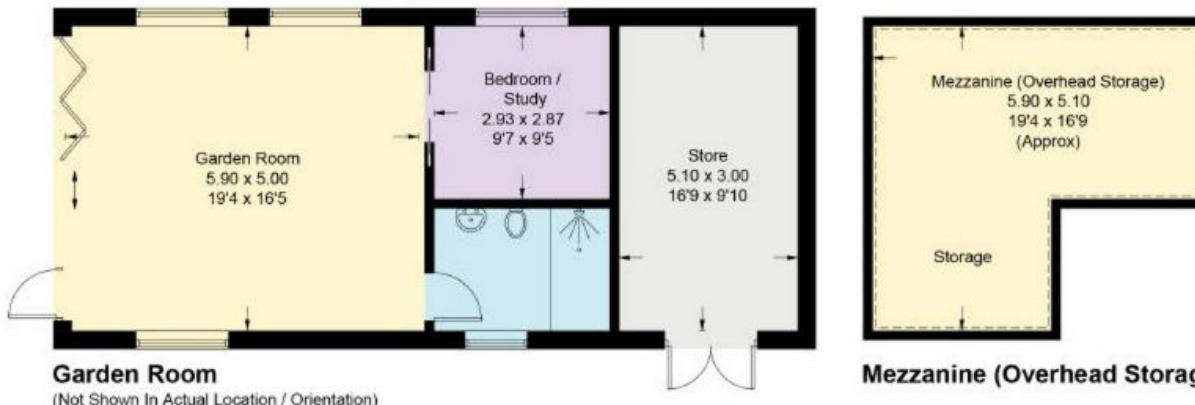
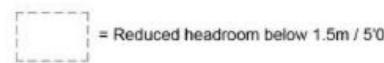
**Main house: 169.7 sq m / 1826 sq ft**

**Garden room: 62.9 sq m / 677 sq ft**

**Mezzanine area: 23.7 sq.m. / 255 sq ft**

**TOTAL: 256.3 sq m / 2758 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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