

Mill Lane, Horsmonden, Tonbridge, Kent





A most attractive unlisted country home, offering a wealth of period character, situated towards the end of a private shared lane, with fantastic far-reaching views overlooking the countryside.

Situation

The Mill occupies an impressive setting on the outskirts of the popular village of Horsmonden, with its picturesque village green and a good range of local amenities serving all the usual day-to-day needs including doctors surgery, newsagents, and village shops. Nearby Paddock Wood has a range of shops, including Waitrose, as well as a mainline station. Rail services are also available at Tonbridge and Tunbridge Wells, with a regular service to London (London Bridge from 40 minutes via Tonbridge mainline station).

A more extensive range of shopping, commercial, and leisure amenities are available at the larger towns of Tonbridge and Tunbridge Wells, including many major national stores in Royal Victoria Place, specialist shops, boutiques, and independent cafes can be found in the famous Pantiles and the Old High Street, with its elegant colonnades and often hosting fairs and festivals.

There is an excellent choice of schooling in the area, in both the state and private sectors, including Horsmonden primary schools, Saint Ronans, Marlborough House, Dulwich preparatory school, The Schools at Somerhill in Tonbridge with a wide variety of grammar and public schools at Tunbridge Wells and Tonbridge.

Distances

Paddock Wood mainline station 4 miles (London Bridge from 42 minutes). Cranbrook 8 miles. Tunbridge Wells 9 miles (London Bridge from 48 minutes). Tonbridge 10 miles (London Bridge from 38 minutes). A21 3.5 miles. M25(J5) 20 miles. (All times and distances are approximate).



The Property

The Mill is located in a beautiful semi-rural setting near Horsmoden, yet close to local amenities, and comprises a most attractive, unlisted detached country home believed to date back to the 19th century with a wealth of character, including exposed timbers and beams.

The front door opens into a spacious reception hall with wooden flooring and double doors to the rear. The open-plan kitchen/dining room is considered the hub of the house, offering far-reaching views overlooking the countryside via four sets of French doors. The kitchen provides fitted cupboards, an electric oven, and a Smeg hob with ample space for furnishings. The dual-aspect family room is a wonderful space with French doors, a utility room, and a cloakroom complete the ground floor.

Steps lead up to the first floor, where there is an elegant sitting room spanning the width of the property with a feature fireplace and views out to the garden and beyond. To the rear, there is a study and a bedroom with a well-appointed family bathroom with Catchpole & Rye fittings and an antique reclaimed basin and WC.

There are four further generous-sized bedrooms situated across the first and second floor, with a large family bathroom with roll top bath on the second floor. The characterful principal bedroom enjoys an attractive outlook with views to the outside.

Gardens and Grounds

The property is accessed initially via a shared private lane, The Mill is approached over a gravel drive with parking for multiple cars and a large double garage. The fabulous garden is a superb feature of this property, mainly laid to lawn with rose beds, a pond, and a stream running along the southern boundary.





Directions (TN12 8DB)

Proceed on the A21 towards Lamberhurst. At the Lamberhurst roundabout, turn left onto the A262 (signed Goudhurst) and then immediately left again onto the B2162 (signed Horsmonden). Continue to the crossroads in the centre of the village and proceed straight on onto Maidstone Road after 1.1 miles turn right into Mill Lane (an unmarked private shared lane) The Mill will be found towards the end on the right-hand side.

Property information

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

Local Authority Tunbridge Wells Borough Council Tel: 01892 526121

Council Tax Band G

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area

Main House = 266.2 sq m / 2,865 sq ft

Garage = 34.3 sq m / 369 sq ft

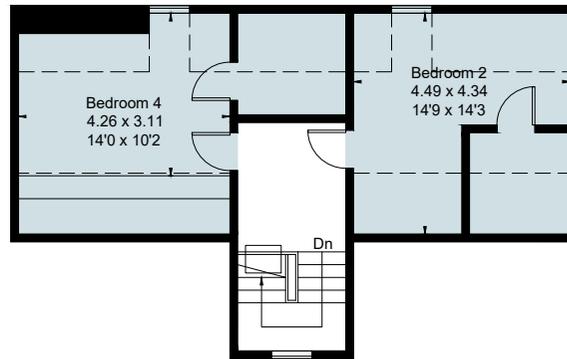
Total Area = 300.5 sq m / 3,234 sq ft

Including Limited Use Area = 29.2 sq m / 314 sq ft

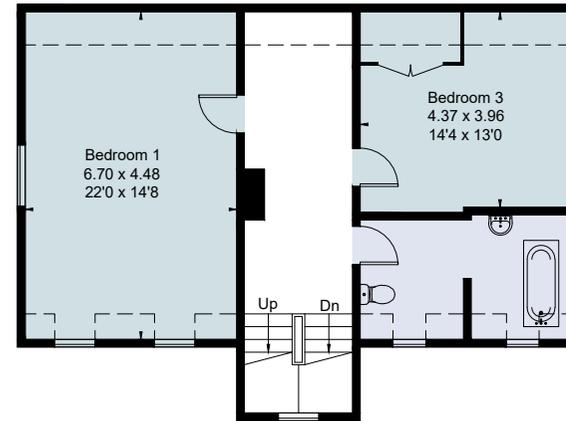
This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.

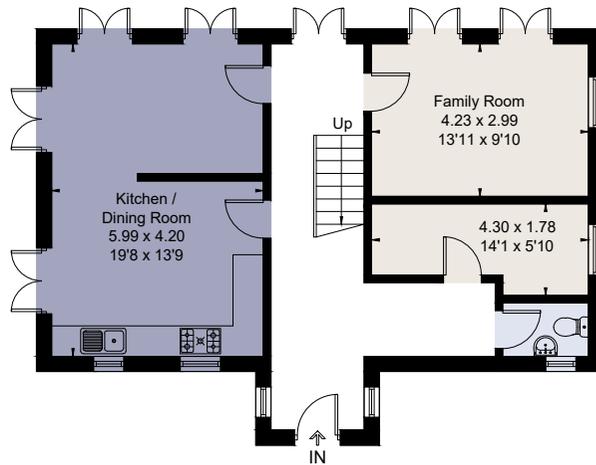
 = Reduced head height below 1.5m



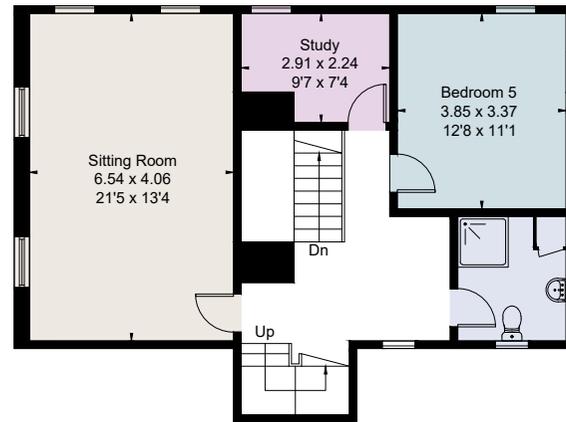
Third Floor



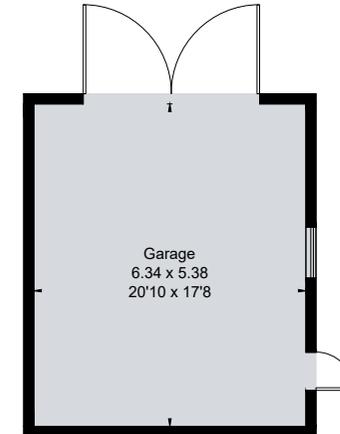
Second Floor



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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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Particulars dated [May 2024]. Photographs and videos dated [August 2023].

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