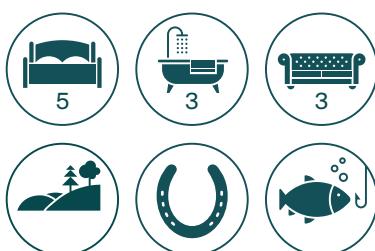


Share Farm House Horsmonden Kent







Freehold



Share Farm House, Brick Kiln Lane, Horsmonden, TN12 8ES.



A wonderful Grade II Listed detached family house, in a rural position on the edge of the picturesque village of Horsmonden, with excellent equestrian facilities including two stable buildings, manège and paddocks as well as a river with fishing rights. In all the property extends to about 11.45 acres.

Horsmonden 1.4 miles. Goudhurst 2.3 miles. Paddock Wood station 6 miles (London Bridge from 42 minutes). Cranbrook 7 miles. Tunbridge Wells station 10.5 miles (London Bridge from 42 minutes). London 46 miles.

(All times and distances approximate)



The Property

Share Farm House is an attractive Grade II Listed detached family house with part brick and part white weather boarded elevations under a tiled roof. The property offers flexible and well-proportioned accommodation with many period features including exposed beams and fireplaces.

On entering the property, the attractive dining hall has an inglenook fireplace, window to the front and a door leading to the inner hall with w.c. and door to the garage. The kitchen/breakfast room is at the rear of the property and includes a Belfast sink, a range cooker and a conventional cooker/oven. The adjoining breakfast area has French doors leading out to the rear terrace and garden as well as doors leading into the drawing room and sitting room.

The double aspect drawing room is full of character and includes an inglenook fireplace with wood burning stove, exposed timbers and two sets of French doors leading out to the side of the property. The sitting room has a window to the front as well as an inglenook fireplace and exposed timbers.

From the dining hall, stairs lead up to the first floor where there are three bedrooms. The double aspect principal bedroom has an en suite bathroom. Bedrooms two and three share a Jack and Jill bathroom. On the second floor there are two further bedrooms and a bathroom.

Gardens and Grounds

The property is approached over an initially shared driveway leading to Share Farm. The driveway then splits onto a private driveway leading to a gravel parking area.

The gardens surround the house and are laid to lawn with a multitude of mature trees, shrubs and plants.

The property offers excellent equestrian facilities with two stable buildings (providing seven stables), a manege and paddocks. There is also a river with fishing rights and in all the property extends to 11.45 acres.

Services

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



Situation

Share Farm House is located in a rural position on the edge of the picturesque village of Horsmonden which has a good range of local amenities including a village shop, chemist, hairdresser and doctor's surgery. Nearby Goudhurst is well known for its pretty centre, ancient church, duck pond, period buildings, inns and restaurants. Tunbridge Wells offers a comprehensive range of shopping, leisure and recreational facilities as well as a mainline station. Train services are also available from Paddock Wood which has a frequent service to London. There is an excellent choice of schooling in the area, in both the state and private sectors, including Dulwich Preparatory in Cranbrook, St Ronan's and Marlborough House in Hawkhurst, Holmewood House Preparatory in Langton Green, Kent College (girls) in Pembury. There are also grammar schools for boys and girls in Tunbridge Wells and Tonbridge and we understand the property lies within the Cranbrook School Catchment Area. Leisure amenities include golf at a number of courses including Lamberhurst, Tunbridge Wells and Chart Hills at Biddenden; riding and walking in the surrounding countryside; sailing and fishing at Bewl Water and on the south coast; clay pigeon shooting at West Kent Shooting School, Paddock Wood.

Local Authority

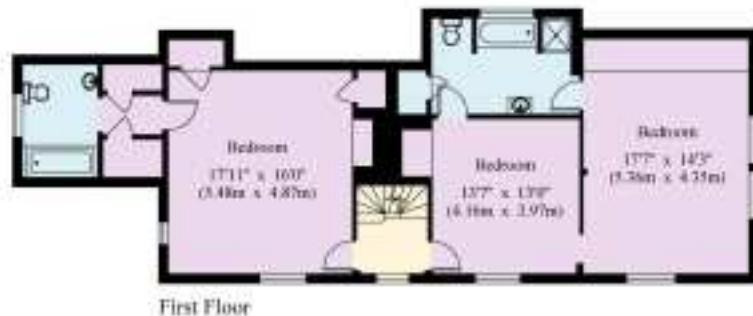
Tunbridge Wells Borough Council, Tel. 01892 526121.

Directions (TN12 8ES)

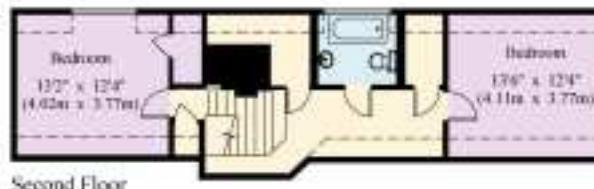
From Tunbridge Wells and London, proceed south on the A21. At the Forstal Farm Roundabout, turn left onto the A262 (signposted Goudhurst). Continue on this road for 1.3 miles and, as you approach a sharp right hand bend, turn left onto Spelmonden Road. Proceed for 0.4 miles and then turn right onto Brick Kiln Lane. Continue on Brick Kiln Lane for just over 1 mile and the entrance driveway to the property will be found on the right hand side signposted 'Share Farm'. Continue to the end of the driveway (ignoring the left fork) and Share Farm House will be found on the left hand side.



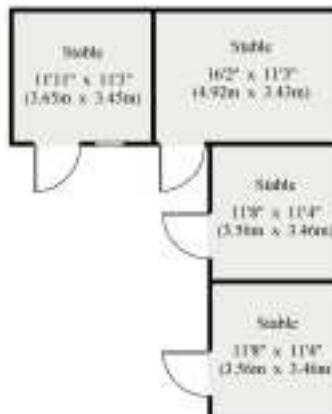
Gross Internal Area : 324.0 sq.m. (3487 sq.ft.)
(Including Garage)



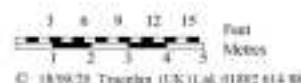
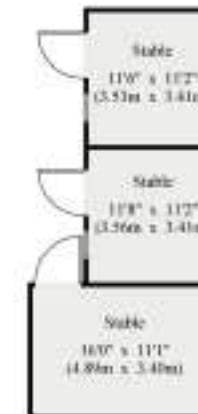
----- Restricted Height



Gross Internal Area : 55.2 sq.m. (594 sq.ft.)



Gross Internal Area : 41.4 sq.m. (445 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.

Knight Frank
Tunbridge Wells
47 High Street
Tunbridge Wells
TN1 1XL

knightfrank.co.uk

I would be delighted to tell you more.

Holly Sibley
01892 772946
holly.sibley@knightfrank.com



Connecting people & property, perfectly.

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing (information) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars, photographs and videos dated October 2020. Our ref: SPB/I/1092030.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

