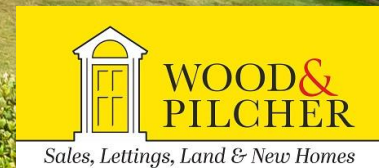




ORCHARD WAY  
TONBRIDGE - £700,000



# 14 Orchard Way

Horsmonden, Tonbridge, TN12 8LA

**Entrance Hall - Cloakroom - Lounge/Dining Room - Study - Kitchen - Breakfast Room - Utility Room - Four Bedrooms - Bathroom - Ensuite - Off Road Parking - Garage - Front and Rear Gardens**

Situated in the popular village of Horsmonden with its village school, cricket club, local independent shops and the fantastic Gun & Spitroast pub this larger than average corner plot family home is ideally positioned to enjoy the best of village life being in a cul-de-sac just off the main High Street.

Offering spacious and well proportioned accommodation over two floors the property has been extended and well looked after by the current owners with recently fitted kitchen, bathrooms and patio.

The ground floor accommodation comprises a light & bright sitting room with wood burning stove which leads to a dining area. There are double doors opening to the traditional conservatory which affords a lovely aspect over the well stocked garden. The kitchen has been fitted with shaker style cupboards and integrated appliances as well as a large larder cupboard. The breakfast room also doubles as a utility room and there is passenger access to the garage from here, as well as a further door to the garden. A study and cloakroom complete the accommodation on the ground floor.

Upstairs there is the main bedroom with built in wardrobes and dual aspect windows, as well as a modern ensuite shower room. There are two further double bedrooms which both benefit from built in wardrobes and a large single bedroom also with built in wardrobes. The modern family bathroom is fitted with a bath and separate shower cubicle.

Outside the garden is facing easterly and southernly direction and comprise patio and lawn sections and has matured beautifully over the owners watch. There are also solar panels fitted to the rear roof line which generate a reasonable income (£1,600 in 2023) for the current owners. To the front there is the single garage as well as ample driveway parking.

This property represents a fantastic opportunity to buy your forever home in a close village community.

Original wood front door with frosted panel insert and adjacent.

## **ENTRANCE HALL:**

'L' shaped entrance hall with doors to all rooms, two radiators, stairs to first floor, understairs cupboard.

## **STUDY:**

Interior window to breakfast room.

## **CLOAKROOM:**

Fitted with a wc, wash hand basin set on vanity unit, frosted double glazed window to front.



**LOUNGE/DINING ROOM:**

Lounge Area: Double glazed window to front, alcove with lighting, brick built fireplace with log burning stove, radiator. Double glazed window to side, two radiators, TV point. Open to:

Dining Room: Door to kitchen, double doors to conservatory, radiator.

**CONSERVATORY:**

Wood and glazed windows and doors, wood stripped flooring, door to patio.

**KITCHEN:**

Fitted with a range of wall and floor cupboards and drawers in a cream shaker style with solid oak work surfaces and tiled splashbacks, double eye level oven and two ring electric and two ring gas hob with extractor above, 1½ bowl sink with mixer tap and drainer, Integrated dishwasher and fridge, large pantry cupboard, double glazed window to rear.

**BREAKFAST ROOM:**

Double glazed window to rear, door to patio, radiator.

**UTILITY ROOM:**

Space and plumbing for washing machine and tumble dryer, sink unit with hot and cold tap and drainer, door to garage.

**LANDING:**

Split staircase with wrought iron balustrading, loft hatch with ladder, airing cupboard with hot water tank.

**BEDROOM:**

Large double bedroom with double glazed window to front and rear, range of built in wardrobe with sliding mirror doors, two radiators.

**EN SUITE:**

Fitted with a wc, pedestal wash hand basin, modern step in double shower with wall mounted thermostatic controls and adjustable shower attachment, radiator, frosted double glazed window to front.

**BEDROOM:**

Double glazed window to rear, built in cupboard and desk, radiator.

**BEDROOM:**

Double glazed window to rear, built in wardrobe, radiator.

**BEDROOM:**

Double glazed windows to front and side, three built in wardrobes, radiator.

**BATHROOM:**

Fitted with a panelled enclosed bath with mixer tap and shower attachment, separate shower cubicle with thermostatic controls and adjustable attachment, wc, pedestal wash hand basin, tiled walls and floor, heated towel rail, ceiling spotlights, frosted double glazed window to front, under floor heating, two radiators (one is via the central heating system and one is via the hot water system)



#### GARAGE:

Electric up and over door, power and light.

#### OUTSIDE FRONT:

Brick built driveway providing off road parking for two vehicles, lawn, mature hedging.

#### OUTSIDE REAR:

East and South facing garden which gets the sun in the garden all of the day, patio area laid to paviours, steps down, side access, three outside taps (two at the back of the property and one at the front of the property), large lawn area with flower beds and borders with mature shrubs and trees including acers, cherry trees and lilac, two sheds, wood store.

#### SITUATION:

Horsmonden is a pretty Kentish village to the east of the Spa town of Royal Tunbridge Wells with its eclectic mixture of shops ranging from the High Street names in the Royal Victoria Place shopping mall to the boutiques of the historic Pantiles. For the commuter, the mainline station at Paddock Wood provides fast and frequent services to central London. Horsmonden itself nestles in the heart of the Weald of Kent and in the High Weald area of Outstanding Natural Beauty. The parish comprises the village itself, hop gardens, orchards and farmland, numerous ponds and woodlands; and is about 9 square miles in total. The village was an important centre of the medieval iron industry and the nearby Furnace Pond is one of the largest and finest of the artificial lakes made. The village has a large green known as 'The Heath' and is surrounded by the village shops, post office, Horsmonden Social Club and the famous Gun & Spitroast public house. Other village amenities include a primary school, village hall, several churches, lawn tennis club and one of the oldest cricket clubs in Kent (founded 1743).

**TENURE:** Freehold

**COUNCIL TAX BAND:** F

**VIEWING:** By appointment with Wood & Pilcher 01892 511311

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



Sales, Lettings, Land & New Homes



124 London Road, Tunbridge Wells,  
Kent, TN4 0PL  
**Tel: 01892 511311**

Email: [southborough@woodandpilcher.co.uk](mailto:southborough@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



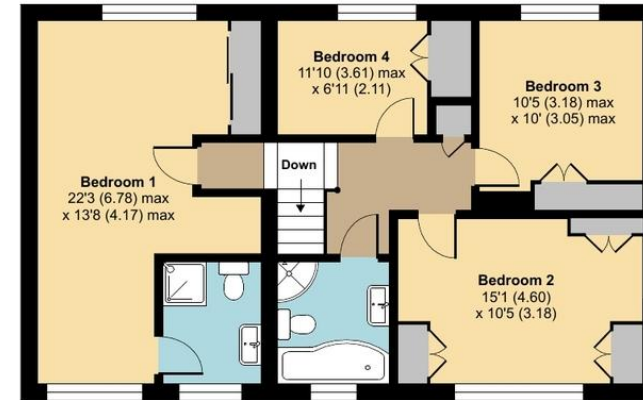
## Orchard Way, Horsmonden, Tonbridge, TN12

Approximate Area = 1808 sq ft / 168 sq m

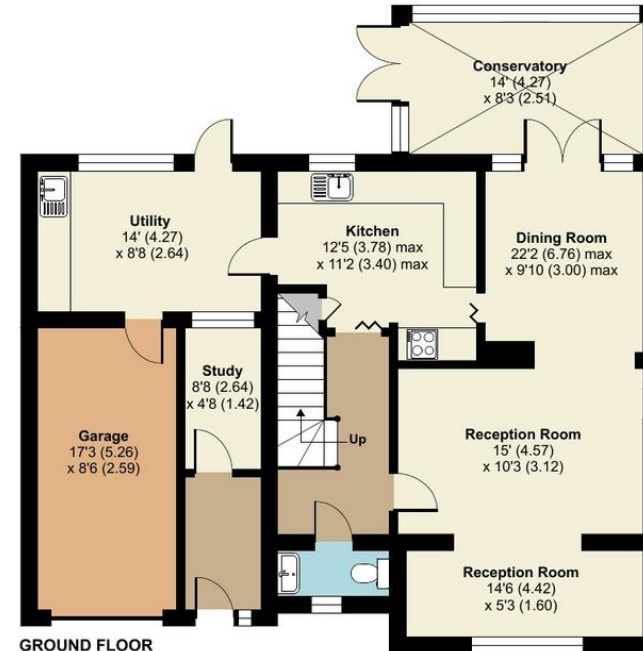
Garage = 147 sq ft / 13.6 sq m

Total = 1955 sq ft / 181.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Wood & Pilcher. REF: 1027786