

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**

**£650,000**

**Freehold**

5x  2x  3x 

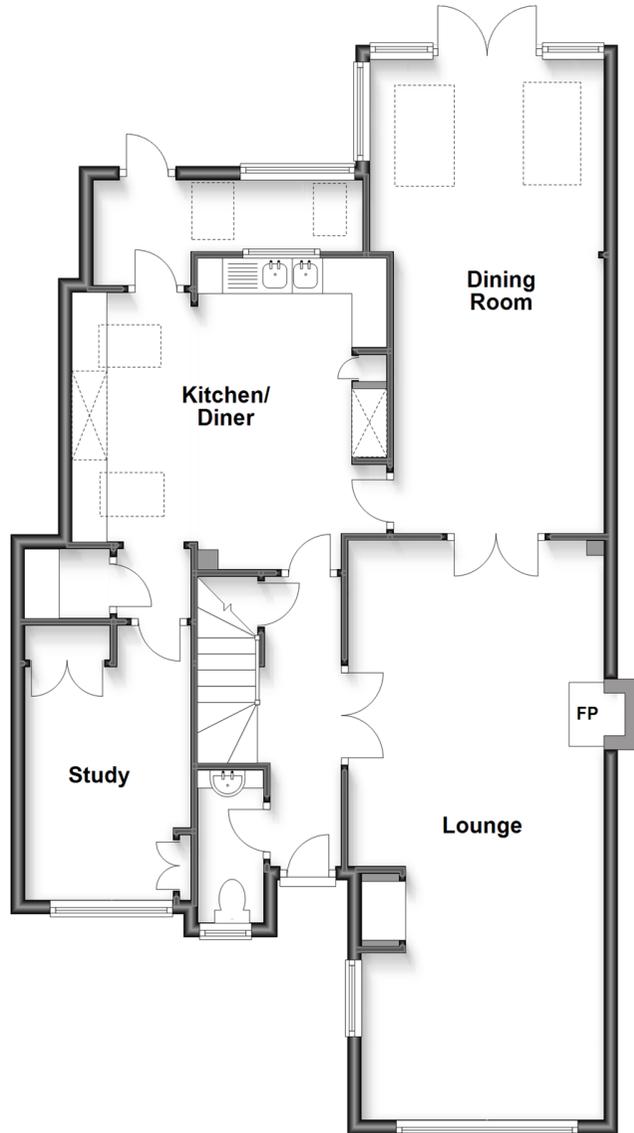
Furnace Lane, Horsmonden, Tonbridge,  
Kent, TN12

*Wards*

Helping you move forwards

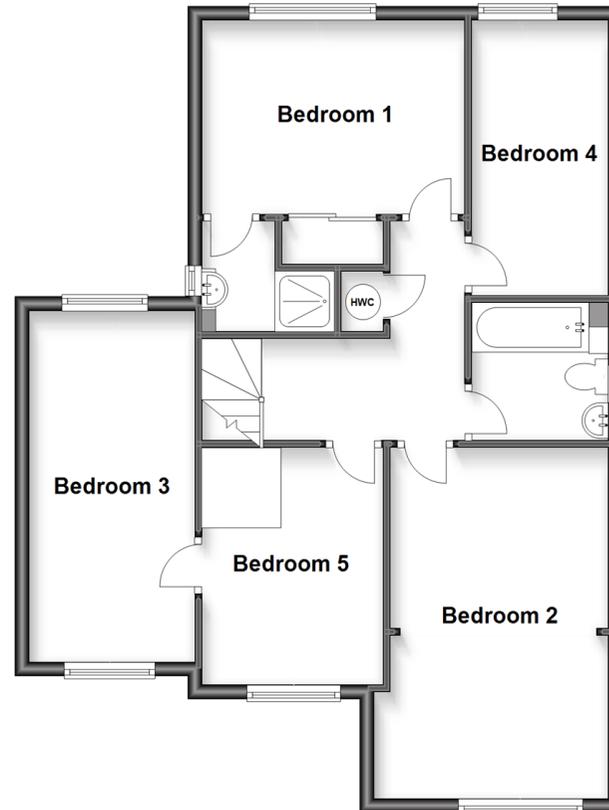
## Ground Floor

Approx. 96.4 sq. metres (1037.7 sq. feet)



## First Floor

Approx. 72.5 sq. metres (780.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Downstairs Cloakroom

Lounge: 26'10 (8.18m) x 11'10 (3.61m)  
narrowing to 11'4 (3.46m)

Dining Room/Conservatory: 22'6 (6.86m) x  
11'0 (3.36m) narrowing to 9'8 (2.95m)

Kitchen/Diner: 15'5 x 14'5 (4.70m x 4.40m)

Boot Room: 13'1 x 3'3 (3.99m x 0.99m)

Study: 12'8 (3.86m) narrowing to 10'8  
(3.25m) x 7'9 (2.36m)

### FIRST FLOOR

Landing

Bedroom 1: 12'5 x 9'0 (3.79m x 2.75m)

En-suite Shower Room: 6'0 (1.83m)  
narrowing to 3'3 (0.99m) x 5'1 (1.55m)

Bedroom 2: 16'8 x 10'2 (5.08m x 3.10m)  
narrowing to 12'8 x 9'7 (3.86m x 2.92m)

Bedroom 3: 16'5 x 8'0 (5.01m x 2.44m)

Bedroom 4: 11'1 (3.38m) narrowing to 7'11  
(2.41m) x 8'4 (2.54m)

Bedroom 5: 12'6 x 6'3 (3.81m x 1.91m)

Family Bathroom: 6'9 x 6'3 (2.06m x 1.91m)

### OUTSIDE

Off-Road Parking

Large Rear Garden



## Main features

- A very spacious extended modern family home with glorious large gardens
- Ample off road parking in central village location yet close to countryside
- Gorgeous kitchen/diner
- Stunning dining/conservatory
- Main bedroom with en-suite
- Solar Panels



### Nearest Schools

Primary Schools: Horsmonden Primary 0.3 miles, Brenchley and Matfield C of E Voluntary Aided Primary 1.7 miles, Secondary Schools: Bethany School 2.5 miles, Mascalls School 2.7 miles, Kent College Pembury 4.7 miles, Tonbridge and T.Wells Grammars



### Transport Information

Train Stations: Paddock Wood 3.3 miles, Marden 3.9 miles, Beltring 4.5 miles



### Address

Furnace Lane, Horsmonden, Tonbridge, Kent, TN12



### Directions

For directions to this property please contact us.



*Wards*  
Helping you move forwards

Call Paddock Wood Branch 01892 836877 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(55)	D(68)

13623976/20230106/LF/GW