



**OVER 60?**

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

**Price**  
**£400,000**

**Freehold**

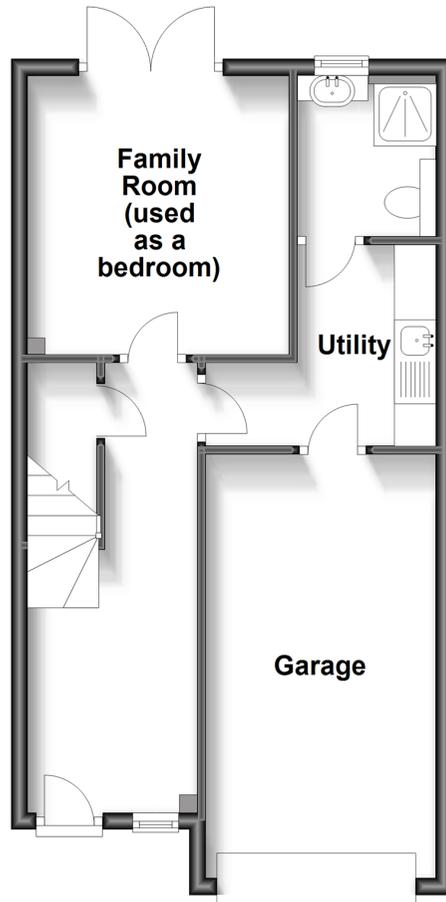
3x  3x  2x 

**Olivers Court,  
Horsmonden,  
Tonbridge, Kent, TN12**

*Wards*  
Helping you move forwards

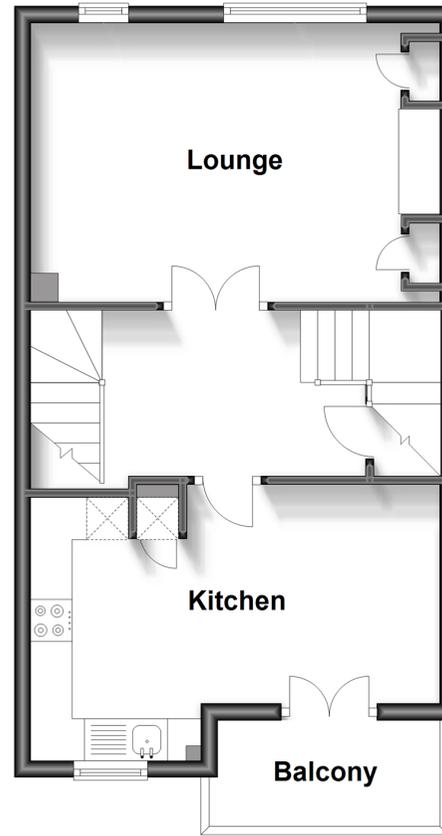
## Ground Floor

Approx. 45.4 sq. metres (489.2 sq. feet)



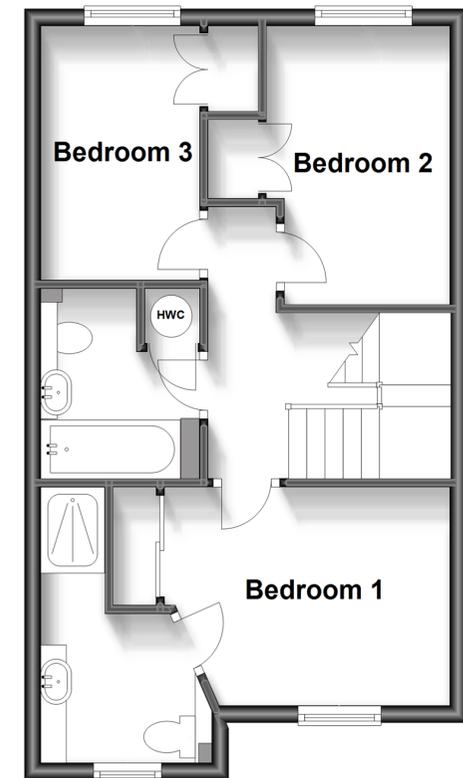
## First Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



## Second Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Family Room : 10'5 x 10'0 (3.18m x 3.05m)

Utility Room: 7'10 x 5'6 (2.39m x 1.68m)

### FIRST FLOOR

Lounge: 16'2 x 10'10 (4.93m x 3.30m)

Kitchen: 16'2 (4.93m) x 10'3 (3.13m)  
narrowing to 8'6 (2.59m)

### SECOND FLOOR

Landing

Bedroom 1: 11'3 x 8'7 (3.43m x 2.62m)

En suite Bedroom 1: 10'10 x 6'7 (3.30m x 2.01m)

Bedroom 2: 10'1 x 6'3 (3.08m x 1.91m)

Bedroom 3: 11'0 (3.36m) x 7'6 (2.29m)  
narrowing to 6'6 (1.98m)

Bathroom: 10'0 x 6'3 (3.05m x 1.91m)

### OUTSIDE

Garage

Rear Garden



## Main features

- A spacious middle Town House in this exclusive small development with its own communal field
- Very popular village with well thought of amenities and great community spirit
- Charming kitchen/diner with balcony
- Elegant Sitting room overlooks private garden
- Family room suitable as a home office/bedroom



### Nearest Schools

Primary Schools: Horsmonden Primary 0.4 miles, Goudhurst and Kildown C of E Primary 2.0 miles, Brenchley and Matfield C of E Voluntary Aided Primary 2.2 miles  
Secondary Schools: Bethany School 2.1 miles, Mascalls



### Transport Information

Train Stations: Paddock Wood 3.8 miles, Marden 3.8 miles, Beltring 5.0 miles



### Address

Olivers Court, 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: **E(43)** POTENTIAL: **D(68)**

13626851/20231011/GD/GW