



14 Olivers Court
Horsmonden | Tonbridge | Kent | TN12 8BZ

FINE & COUNTRY





Step inside

14 Olivers Court

Originally built in 2007 this delightful detached family home has been beautifully updated in the last couple of years by the current owners. It is located on the small and exclusive Charles Church development in the charming village of Horsmonden in an Area of Outstanding Natural Beauty and backs onto woodland with access to a private paddock.

With its attractive front door, multi-pane windows, mellow brickwork and chimneystacks the house has instant appeal even before you cross the threshold. The lobby leads through double doors to the spacious reception hall with its central oak staircase while double multi-pane doors open into the well-proportioned, dual aspect and extended lounge with French doors to the stunning garden. The large, dual aspect dining room has been created from two smaller reception rooms and is ideal for those elegant dinner parties and family get togethers while the kitchen/breakfast room is large enough to provide plenty of space for a table and chairs. It has been updated with modern units housing new appliances including a hob and extractor, double oven, waste disposal, fridge freezer and dishwasher and has French doors to the terrace and access to the adjacent utility room with laundry facilities. There is also a useful cloakroom and a snug or study for anyone working from home.

The first floor galleried landing is delightful with its archway opening to a small corridor leading to two double bedrooms with built in wardrobes, access to the modern family bathroom and a guest suite with an en suite shower as well as the impressive master bedroom that has a good sized dressing room with shelving and mirrored wardrobes and an en suite bathroom with a bath, separate shower and twin wash basins.

While the house provides everything needed for modern family life it is the newly designed walled garden that will take your breath away. The current owners have created a dream garden with a fabulous koi carp pond and Japanese style bridge as the centrepiece. It has an OASE automatic filtration system and is surrounded by gravel with inset circular paving stones and shrub borders. There is a fascinating loggia seating area and a pergola covered pathway with access to the front of the property as well as the spacious sun terrace for al fresco meals and a large decked terrace bordered by shrubs and plantings for additional entertaining. The sun terrace has an electric powered awning and outdoor lighting and is also where you can just sit and admire the garden that is not only a delight to look at but is also easy to manage. Beside the walled garden is a large block paved driveway that leads to the long tandem garage.



Seller Insight

“ We bought this property to be nearer to our daughter and it is in a wonderful location with friendly neighbours and a quiet community. Also as it is in a cul-de-sac it is safe for families and, having the woodland and private paddock, there are great places to go for walks. Since we have been here, we have been delighted to update and reconfigure the ground floor accommodation, upgrade the kitchen and create the garden as the 'piece de resistance'. We had planned to complete the installation of an Air Source Heat Pump and the radiators have already been replaced in accordance with the Heat Survey Report and we have a firm estimate available for the completion of the work if required.

Horsmonden is a charming village surrounded by orchards and farmland and bordered by the River Teise and includes lovely artificial lakes for fishing and bird watching. There is a large village green and excellent local shops that include a convenience store that is open all the time, a post office, pharmacy and hairdresser. There is also an excellent doctor's surgery, a vintner and a bakery in the village as well as a good primary school and kindergarten and a village hall that offers a variety of activities to suit all age groups together with a sports ground, cricket and tennis club, while the Gun and Spitroast has opened an Italian restaurant that does excellent pizzas. There are also fish and chip and pizza mobile vans that visit the village on a regular basis.

Buses provide access to a number of towns and villages including Cranbrook, Tunbridge Well and Tonbridge while the nearest station is Paddock Wood where trains can whisk you to Charing Cross in 52 minutes and Cannon Street in 48 minutes.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road	
Paddock wood station	4.8 miles
Tonbridge	9.7 miles
Tunbridge Wells	9.4 miles
Dover Docks	47.1miles
Channel Tunnel	36.3 miles
Gatwick Airport	34.8 miles
Charing Cross	52.1 miles
By Train from Paddock Wood	
London Bridge	43 mins
Cannon Street	48 mins
Charing Cross	52 mins
Victoria	1hr 10 mins

Leisure Clubs & Facilities

Horsmonden Cricket Club	07805 246362
Horsmonden Sports Club	07484 864007
Hilden Park Golf Club	01732 833607
Tonbridge School Centre	01732 304111

Healthcare

Horsmonden Surgery	01892 723988
Tunbridge Wells Hospital	01622 729000

Education

Primary Schools	
Horsmonden Primary Academy	01892 722529
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169
Secondary Schools	
Tonbridge Grammar School	01732 365125
Weald of Kent Grammar School	01732 373500
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555
Cranbrook School	0158071180

Entertainment

The Gun and Spitroast
Oast Theatre
The Angel Centre

Local Attractions / Landmarks

Tonbridge Castle
Hever Castle
Chartwell
Penshurst Place
Knole House
Bedgebury National Pinetum and Forest
Scotney Castle

Ground Floor
Approx. 115.6 sq. metres (1244.7 sq. feet)



First Floor
Approx. 115.6 sq. metres (1244.7 sq. feet)



GROUND FLOOR

Entrance Hall	
Living Room	21'0 x 15'6 (6.41m x 4.73m)
Dining	22'0 (6.71m) x 13'9 (4.19m) narrowing to 10'1 (3.08m)
Kitchen	15'6 x 14'0 (4.73m x 4.27m)
Utility	
Downstairs Cloakroom	

FIRST FLOOR

Galleried landing	
Bedroom 2	16'2 (4.93m) x 11'5 (3.48m) narrowing to 10'0 (3.05m)
Ensuite shower room	
Bedroom 1	15'6 x 15'0 (4.73m x 4.58m)
Dressing area	
En-suite Bathroom	13'11 x 8'2 (max)
Family Bathroom	9'8 x 7'1 (2.95m x 2.16m)
Bedroom 3	17'1 (5.21m) x 11'5 (3.48m) narrowing to 9'6 (2.90m)
Bedroom 4	12'10 x 8'2 (3.91m x 2.49m)

OUTSIDE

Garage	32'0 x 8'1 (9.76m x 2.47m)
Rear Garden	

£ 875,000

Council Tax: G
Tenure: Freehold





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