



HORSMONDEN
KENT

JACKSON-STOPS 

APPLE TREE COTTAGE

MAIDSTONE ROAD, HORSMONDEN, TONBRIDGE, KENT, TN12 8NE

CHARMING AND CHARACTERFUL GRADE II LISTED, PERIOD COTTAGE OFFERING ACCOMMODATION OVER THREE FLOORS, GOOD SIZED GARDEN, TANDEM GARAGE, SEPARATE STUDIO, PARKING, CLOSE TO VILLAGE AMENITIES



DESCRIPTION

Apple Tree Cottage is located on the edge of the pretty village of Horsmonden on a plot approaching half an acre. This property offers the perfect balance of comfort and character, combined with thoughtful practicality—ideal for family living, entertaining, inside or out. Exposed beams run throughout the home, some of which have been carefully enhanced to retain their character while ensuring the rooms feel bright and airy.

The front porch opens into a characterful and spacious sitting room, with a formal dining room adjacent. Both rooms offer direct access to the kitchen/breakfast room, which features a bright breakfast area beside patio doors leading out to the garden. There is also a second entrance into the kitchen via a small open porch at the side of the cottage, currently used by the owners as a practical mudroom. The kitchen has been designed to maximise space and natural light, with white base units and quartz countertops. Off the kitchen is a useful cloakroom with utility area, and tucked at the back of the house is a study/family room with a rear garden aspect and a cosy wood burner.

Also from the kitchen, stairs lead up to the first floor where two double bedrooms can be found, as well as the principal bedroom with en suite and dressing room, and a spacious and modern family bathroom. A further staircase leads to the top floor, where a bathroom and a fourth double bedroom create an ideal guest suite or flexible additional family accommodation.

Outside the Cottage benefits from a good sized South-Easterly facing rear garden, a tandem garage with separate studio/office space. There are several patio areas for alfresco dining, a shed and chicken coup are at the far end where the current owners have also installed power opening possibilities for future outbuildings or garden projects (subject to any necessary consents).

FEATURES

- Kitchen/breakfast room offering lots of baseline drawer storage covered with Quartz counter tops, Belfast sink, three-oven electric Aga, space for American size fridge/freezer,



integrated dishwasher, larder cupboards, brick tiled flooring and patio doors to garden

- Cloakroom/utility with plumbing for washing machine and space for a stacked tumble dryer, WC, and basin
- Study/family room with solid oak flooring, fireplace with wood burner and rear garden aspect
- Porch/mudroom off the kitchen
- Principal bedroom with en suite; walk in-shower, heated towel rail, WC and vanity basin with storage. Dressing room with built-in wardrobes
- Family bathroom with freestanding bath, walk in shower, WC and basin
- Bedroom's two and three are both doubles and one has a built-in wardrobe and both have beams.
- Second floor offers another bathroom, with bath, WC, bidet, basin and a fourth double bedroom offering eaves storage
- The rear garden is mostly laid to lawn with sunshine much of the day, there are several patio areas for alfresco dining, a shed and chicken coup are up at the top of the garden
- A tandem garage and separate studio / home office space with patio doors to the garden which is currently being used as a gym

SITUATION

Apple Tree Cottage is on the edge of the village of Horsmonden which has an active community enjoying the benefits of tennis, football and cricket clubs, sports ground



and Social Club. A range of local services are on hand including a chemist, hairdressers, the award winning Heath Stores and the Gun and Spitroast historic village inn and restaurant. In addition, the village hosts community events including a Farmers Market and a Summer Festival. Tunbridge Wells is in easy reach and offers comprehensive shopping and amenities.

Nearby Bewl Water Reservoir affords opportunities for walking, fishing and water-sports.

In addition to a village primary school, there are a number of excellent state and private schools in the area including grammar schools at Tunbridge Wells and Maidstone.

Good communication links nearby include the A21 which gives access to the M25 for Gatwick and Heathrow Airports and to the City. Both Paddock Wood and Marden Stations operate frequent commuter services to London Bridge, Cannon Street and Charing Cross with journey times from 53 minutes

Tunbridge Wells – 9.5 miles

Maidstone – 12 miles

Marden – 5.5 miles

Paddock Wood – 5 miles

(All distances are approximate)





VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01580 720000

DIRECTIONS

From Cranbrook head out towards the Wilsley Pound roundabout and turn left towards Goudhurst. Continue for 4 miles and at the Goudhurst Inn turn right onto the B2084, at the end turn right onto the B2079. Take the left fork into Ballards Hill and continue until you get to Horsmonden and at the crossroads turn right into Maidstone Road. Apple Tree Cottage is on the right.

What3words:///basically.fulfilled.woof

PROPERTY INFORMATION

- Services: Electricity, Water and Drainage, Oil
- Local Authority: Tunbridge Wells
- Council Tax band: G (£2,900.59 for 2025/26)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for



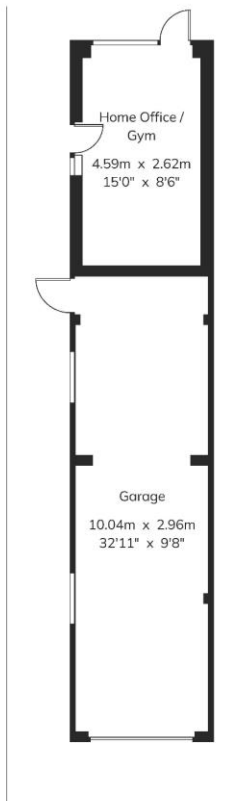
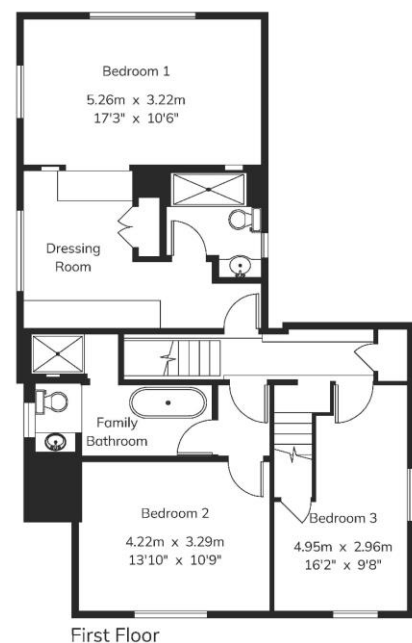
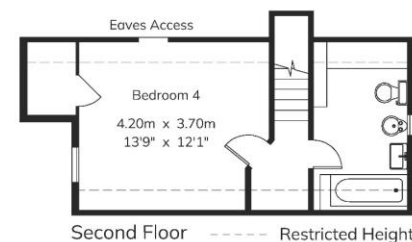
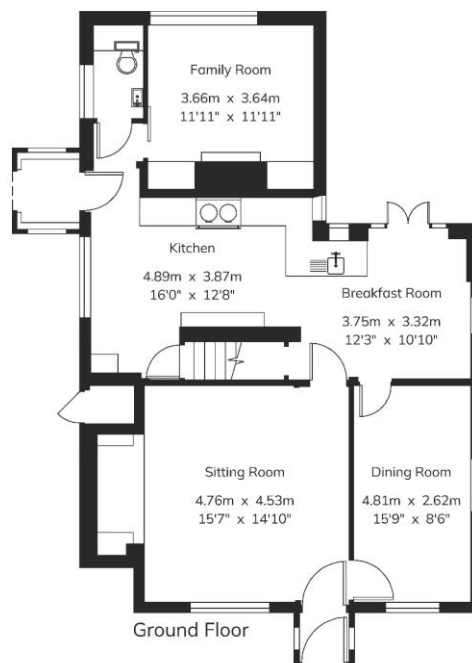
IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	47 E	
21-38	F		
1-20	G		

Apple Tree Cottage

House - Gross Internal Area : 203.1 sq.m (2,186 sq.ft.)
Garage Building - Gross Internal Area : 43.1 sq.m (463 sq.ft.)



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