



Ramshill House

Maidstone Road, Horsmonden, Tonbridge, Kent

**STRUTT
& PARKER**

BNR PARIBAS GROUP

An impressive edge of the village family house with lovely gardens and grounds

With Edwardian heritage this impressive home on the edge of Horsmonden has light and spacious accommodation and stunning features. Well suited for modern living yet retaining many period features.



3 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



GARAGE



2.75 ACRES



FREEHOLD



**RURAL/
VILLAGE**



3745 SQ FT



**GUIDE PRICE
£1,950,000**



The property

Ramshill House is an imposing and beautiful home with good proportions and generous ceiling heights. There are three lovely reception rooms on the ground floor all with unique character.

Fireplaces and architectural details are in abundance. There is a spectacular kitchen/breakfast/sitting room/dining room - the hub of the house enjoying a triple aspect, including a bay window, roof lantern for extra light and bi-fold doors on to the terrace and garden. There is a huge central island incorporating a breakfast bar with cupboards and shelves below. The Schofield and Crafter solid oak kitchen includes extensive work surfaces, cupboards and drawers, plate rack and integrated appliances. Walk in pantry. Large utility room with sky lights. Cloakroom. Cellar.

On the first floor there are four good bedrooms and two bathrooms. On the second floor are two further bedrooms and a shower room.

Outside

Ramshill House has an impressive approach. A bespoke electric double gate leads to a long drive that runs past a Hartley Botanic Victorian style greenhouse and vegetable garden to a large detached garage and stables. This large building has much potential, subject of course, to planning permission. There is a gym and a studio.

The main gardens are mainly laid to lawn, interspersed with a number of trees and shrubs. The grounds gently undulate and consist of a mix of wild meadow, orchard and ancient woodland with masses of bluebells. There is also a delightful spring-fed pond and bridge and some lovely walks.

In all about 2.75 acres





Location

Ramshill House occupies an established position on the edge of Horsmonden.

The village of Horsmonden, well known for its pretty village green, has good local amenities including a shop, pub and church. Thriving Horsmonden tennis club is a short distance away.

The neighbouring villages of Brenchley and Matfield offer further amenities serving all day to day needs. Royal Tunbridge Wells offers a comprehensive range of shops and cultural and sporting facilities.

For the commuter there is a mainline station at Paddock Wood offering a good selection of trains. Excellent range of schools in the area in both the private and state sectors.



Distances

- Paddock Wood Station 4.4 miles
- Tunbridge Wells 9.4 miles
- Tonbridge 9.9 miles
- Maidstone 10.9 miles
- Sevenoaks 18.9 miles

Key Locations

- Bewl Water
- The Pantiles
- Bedgebury Pinetum
- Scotney Castle

Nearby Schools

- Leigh Academy Horsmonden (primary)
- Mascalls (secondary)
- The Schools at Somerhill
- Kent College Pembury
- Tonbridge School
- Skinners Kent Academy

- Grammar Schools
 - Cranbrook
 - Tonbridge Girls Grammar (TGS)
 - Tunbridge Wells Girls Grammar School (TWGGS)
 - Skinners
 - Judd
 - Tunbridge Wells Grammar School for Boys (TWGSB)









Floorplans

House internal area 3,745 sq ft (348 sq m)

For identification purposes only.

Directions

Post Code TN12 8DD

what3words: ///enrolling,paves,drape

General

Local Authority: Tunbridge Wells

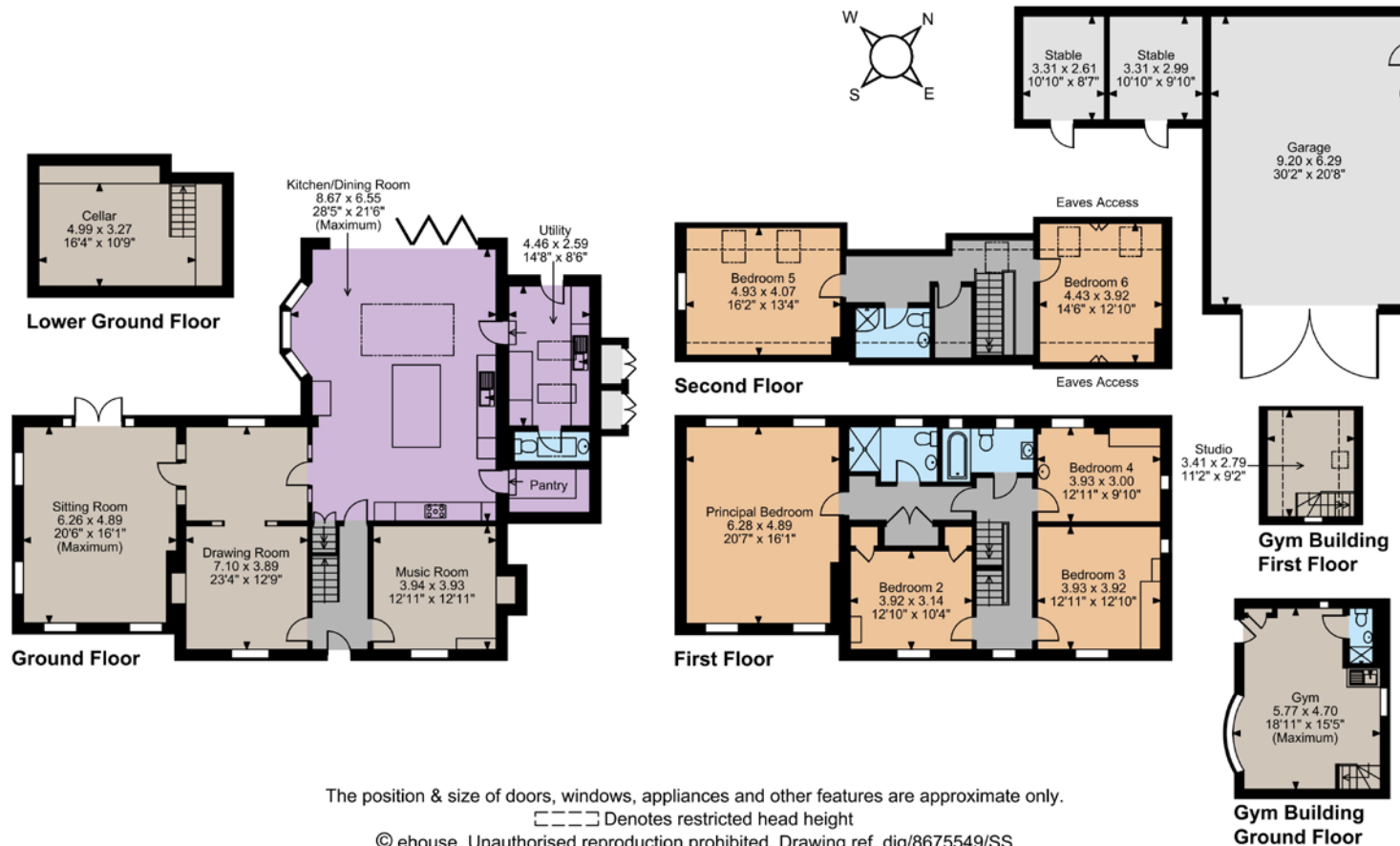
Services: Mains electricity and water.

Private drainage - we understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band 'G'

EPC Rating: D



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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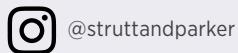
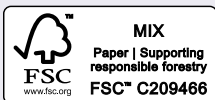
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