

DETAILS

PLOT COST: £550,000.00
PLOT SIZE: 0.11 HECTARES
HOUSE SIZE: 250M2
BUILD COST: £621,385.00*
GARAGE: £99,093.00

Full planning permission has been granted for a 4 bed house based on our show house design. The ground floor includes large living areas and a study with double doors all along the back of the house opening onto the garden. Upstairs has a master en-suite with dressing room and large second bedroom with an en-suite. There are also two further double bedrooms and a master bathroom.

To the right of the property, there is planning for a 3 bay garage with external stairs and a substantial first floor storage area.

*Build Cost excludes items such as: kitchen, bathrooms, electrics, plumbing, decoration, flooring etc.

SERVICES

Water, BT & electricity will be provided to the plot boundaries by Border Oak. Mains drainage will also be provided to plot boundary.

Drainage inside the plot will be the owners responsibility.

The Master Landscaping will be undertaken by Border Oak including boundary treatments (hedges, fences etc). This will also include the main access driveway.

These details are subject to change without notice

BORDER OAK

FOR ALL ENQUIRIES CONTACT OUR SALES MANAGER, JULIE:
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PLOT ONE HORSMONDEN, KENT



LOCATION

Horsmonden, Kent
what3words: mission.truckload.waltz

Horsmonden is a village located in the Weald of Kent within an area of Outstanding Natural Beauty and in the Borough of Spa Town, Tunbridge Wells. The nearest towns are Tunbridge Wells (8 miles) and Tonbridge (10 miles) both to the West; Maidstone (13 miles) to the North and Cranbrook (8 miles), to the East. It is under an hour to London via train and within 45 minutes to 1 hour of Gatwick, Heathrow and City Airport.

VILLAGE FACILITIES

Farm Shop, Pharmacy, Hairdressers, Doctor's, Physiotherapist, Gardening store, two great pubs, St Margaret's church, Tennis club, village football team, cricket pitch and fresh water fishing pond. A fantastic community spirit and active Parish Council.

SCHOOLS

Horsmonden Kindergarten
Horsmonden Primary School

There are also a number of excellent secondary and private schools in the surrounding areas of Cranbrook, Paddock Wood, Tonbridge and Tunbridge Wells.

The site is surrounded with apple and pear trees, grape vines and blackcurrants along with numerous walks, footpaths and National Trust sites.

MATERIAL PALETTE



NATURAL COLOURED RENDER



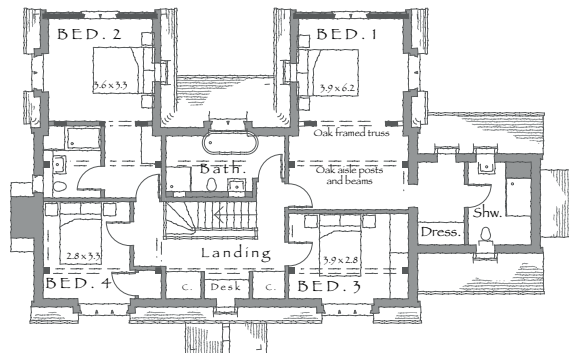
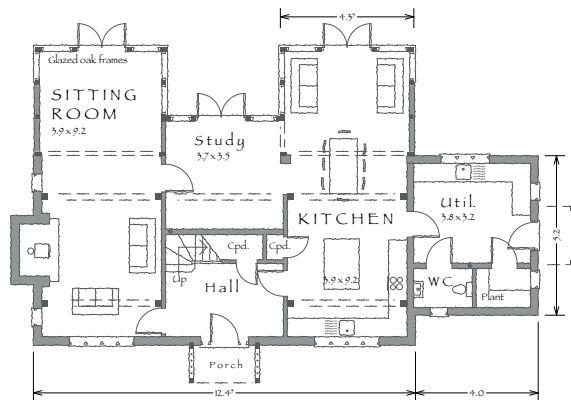
CLAY ROOF TILES



EXTERNAL PAINTED



BORDER OAK PORCH



BRICK PLINTH



WEATHERBOARDING