



The Matrix, Orchard Business Park,  
Furnace Lane, Horsmonden, Kent TN12 8LX

Warner Gray

# **The Matrix, Orchard Business Park, Furnace Lane, Horsmonden, Kent TN12 8LX Offers in excess of £150,000**

**A rare and exciting opportunity to purchase an attractive, attached former farm building, which now benefits from full planning permission for a change of use from office use to a 1/ 2 bedroom dwelling house.**

**Situated along a country lane on the outskirts of one of the most sought after villages in Kent, this charming property would suit a single occupant, couple, down sizer or someone looking for a second home, lock up and leave property or possibly a holiday let or investment opportunity.**

**Internally, there is the chance to create something really special. The plans show the internal living space as predominantly open plan on the ground floor, with a lounge and kitchen area, a shower room and space for a study or second bedroom. Stairs lead up to a first floor level where there is a double bedroom and a cloakroom.**

**To the side of the property is a small grass area and to the front, parking and lovely views over the countryside beyond.**

- **Charming attached former farm building**
- **Currently used for commercial office space**
- **PP for conversion to residential dwelling**
- **Tunbridge Wells Borough Council planning ref. 20/01182/PNOCLA**
  - **Part of select residential development**
- **Off-road parking. Area of Outstanding Natural Beauty**
  - **Lovely countryside views from property**
  - **Accessible semi-rural location close to amenities**
- **Tunbridge Wells and Maidstone a short drive away. NO ONWARD CHAIN**

**CURRENT LAYOUT** (See floor plan for layout and room sizes)

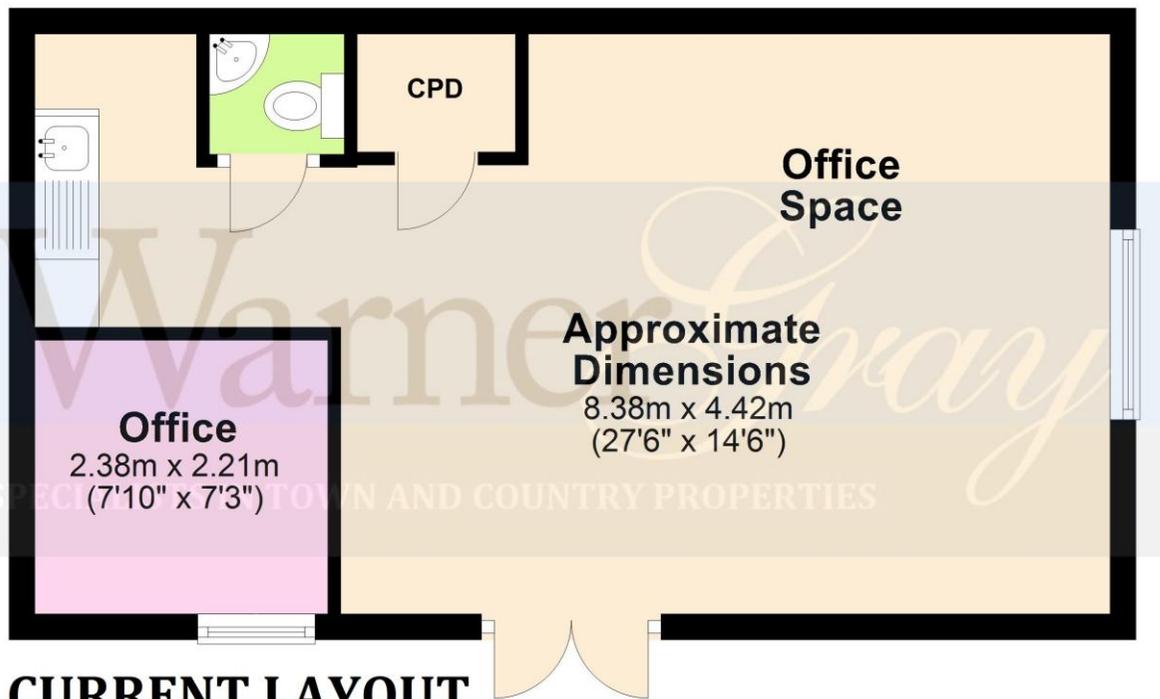
Electric gates lead into the residential development of Orchard Business Park where the property is located. Formerly part of Crouches Farm, all of the remaining properties in Orchard Business Park have now been converted into residential use. To the outside of this property is a small grass area and off-street parking. From this, double doors open into a ground floor office space, which has a separate office and cloakroom partitioned off from it. There is also a large built-in cupboard and kitchen area.



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## CURRENT LAYOUT

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. Copyright WarnerGray

**Total area: approx. 37.6 sq. metres (404.4 sq. feet)**

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

**PROPOSED LAYOUT** The existing door remains the main entrance into the property. This opens into a good size double aspect open plan living / kitchen / dining area. To one end is an area which could be divided off to form a study or downstairs bedroom. The shower room, which includes a shower, w.c and wash hand basin, completes the accommodation on the ground floor. Stairs lead to a newly formed first floor where there is a double bedroom and cloakroom.

**PLANNING** Planning permission was granted by Tunbridge Wells Borough Council under reference 20/01182/PNOCLA on 16th June 2020. The planning documents can be found at <https://tunbridgewells.gov.uk>. Alternatively, a copy of the approved plans can be viewed at our offices.

**SERVICES** Mains water, electricity, drainage. NB: We understand that the waste water and sewage is collected in a communal sump and then pumped via a sewage pump to the main public sewer. EPC: commercial. Local Authority: Tunbridge Wells Borough Council. Freehold property.

**AGENTS NOTE** There is a right of access at all times through the electric gates and across the shared drive into Orchard Business Park. We understand that there is additional parking space in the communal resident's car park which can be used by this property. There is a monthly charge of about £21 from January 2022 for service / maintenance of communal areas

**LOCATION FINDER** what3words: assorted.wonderfully.lecturers

**SITUATION:** The Matrix is situated on the outskirts of the popular village of Horsmonden which is in the High Weald Area of Outstanding Natural Beauty (AONB). In the centre of the village is a large village green, known as The Heath, around which are pretty houses, the village shops and pub. The shops consist of the brilliant Heath general store, a pharmacy and hairdressers. The Public House is the historic Gun and Spitroast and there is also a thriving Social Club on the Green. Other village amenities include a primary school, village hall, church, sports ground and lawn tennis club. The towns of Tunbridge Wells, Tonbridge and Maidstone are 8, 10 and 13 miles distant, all offering an extensive range of shopping, leisure and entertainment facilities. The nearest railway station to Horsmonden is Paddock Wood and there are numerous bus routes giving access to the surrounding towns and villages.

