

Capel Manor Courtyard

Horsmonden, Kent





A beautifully presented seven bedroom country home with wonderful landscaped gardens stretching to two acres, nestled in the Kent village of Horsmonden.

Tunbridge Wells 9.3 miles, Penshurst 15.9 miles
Hildenborough 18.5 miles (London Bridge Station from 36 minutes and London Cannon Street from 39 minutes)
Central London 52 miles
(All distances and times are approximate)


7


7


6

Summary of accommodation

Ground Floor: Entrance hall | Boot room | Laundry room | Library | Drawing room | Study | Downstairs WC | Bathroom
Dining room | Sitting room | Family room | Kitchen/dining room | Sitting room | Conservatory | Five bedrooms with en suites

First Floor: Bedroom with WC | Further bedroom | Bathroom | Dressing room

Outbuildings: Two garages | Two carports | Greenhouse

Gardens and Grounds: Courtyard | Archway | Swimming pool | Pool house | Landscaped gardens

In all about 2 acres



History

Nestled in the heart of the Kent countryside in the village of Horsmonden, Capel Manor Courtyard is a beautifully presented seven-bedroom country home steeped in rich history and character, once the former stable block and coachman’s house to the original Capel Manor.

A grand Italian Gothic-style country house designed by renowned architect Thomas Henry Wyatt in around 1860—this unique property carries a distinguished heritage. Capel Manor was commissioned by John Francis Austen, a descendant of Jane Austen’s family, who is believed to have had a significant influence on the building’s eclectic and distinctive design.

The manor served as the Austen family home until 1931 and, despite the main house being demolished in the late 1960s following wartime neglect, Capel Manor Courtyard has endured as a lasting reminder of the estate’s storied past.



Capel Manor Courtyard

Today, Capel Manor Courtyard has been transformed into an elegant and spacious family home, blending period charm with modern luxury and décor throughout. The accommodation is thoughtfully arranged around a beautiful central Mediterranean-style courtyard.

As you enter you are immediately drawn towards the large open-plan kitchen, dining, and living area with crittall French doors that open out to the courtyard. The formal drawing room leads through to the library and extends further to a long corridor taking you to two well-appointed bedroom suites.

Adjoining the kitchen and main entertaining area, you will find the family/snug room with a staircase that ascends to another bedroom suite, complete with its own dressing room and bathroom. Additionally, from the family snug there is another bedroom suite overlooking the courtyard.





BEDROOM ACCOMMODATION

The principal suite is accessed through its own entrance off the main corridor which features two dressing rooms, a spacious bathroom, and a staircase leading up to the principal bedroom and bathroom. A study, boot room, laundry room complete the main house accommodation.

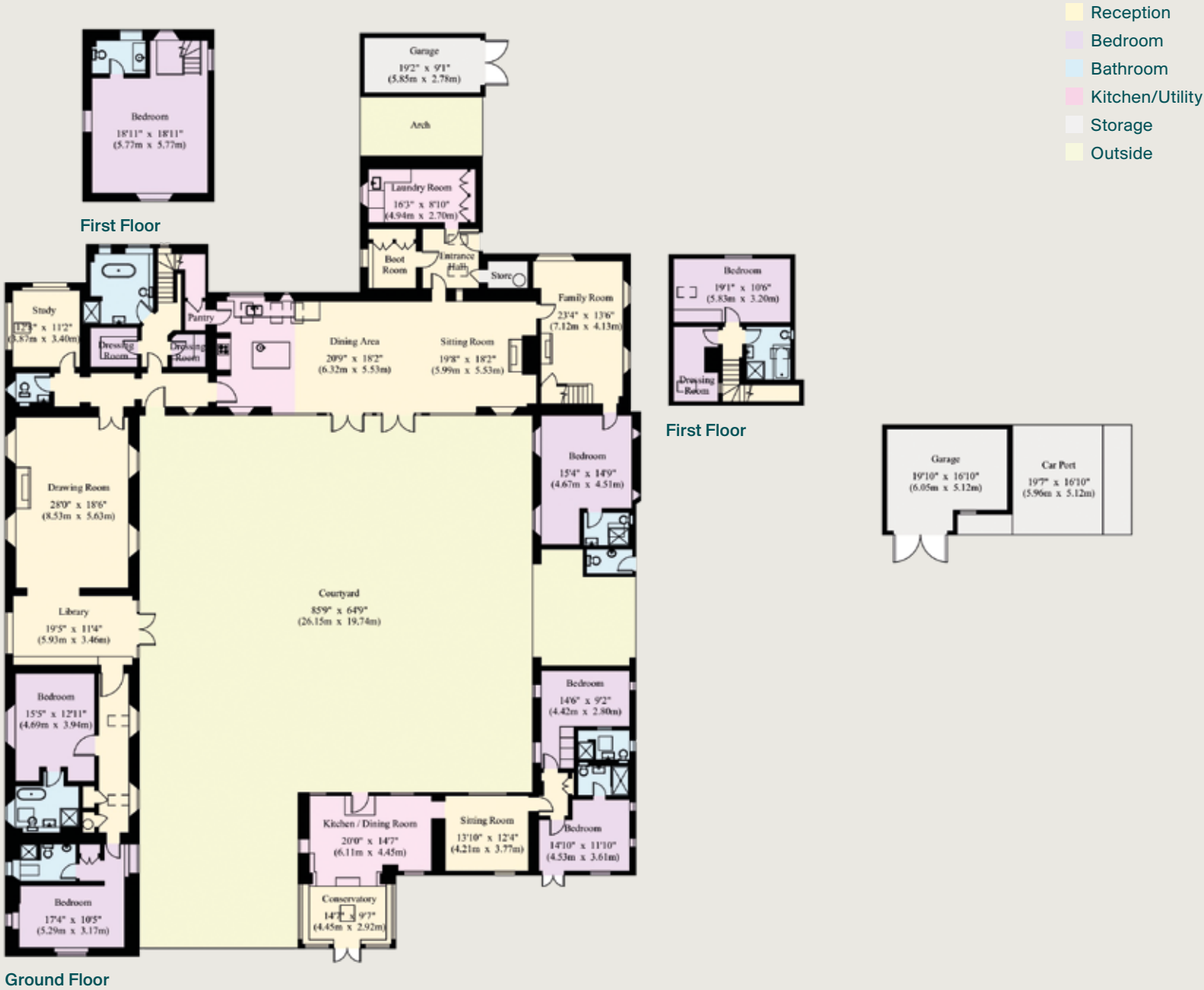
The self-contained annexe, accessed through the courtyard, offers versatile ancillary accommodation with bespoke kitchen joinery, dining area, living room, conservatory, two charming bedroom suites, and a private rear garden, ideal for friends, Airbnb or multi-generational living.



BEDROOM ACCOMMODATION



Approximate Gross Internal Floor Area
House: 618.5 sq.m (6658 sq.ft.)
Garage: 16.2 sq.m (175 sq.ft.)
Garage/ Car Port: 63.1 sq.m (680 sq.ft.)
Gym: 47.2 sq.m (509 sq.ft.)



Gardens & Grounds

The gardens and grounds are a true highlight, masterfully designed, the grounds feature mature, landscaped gardens and a central Mediterranean courtyard, swimming pool and pool house, a vegetable garden, greenhouse, two enclosed garages, two open carports, and a large private driveway accessed via electric gates offering ample parking. The gardens have also been included in the prestigious National Garden Scheme, a testament to their exceptional design and beauty.



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Location

Capel Manor Courtyard occupies an impressive setting on the outskirts of the popular village of Horsmonden, with its picturesque village green and a good range of local amenities serving all the usual day-to-day needs including doctors surgery, newsagents, and village shops. The property is also a mere 10 minute drive from Paddock Wood which provides has a range of shops, including Waitrose, as well as a mainline station with regular services to Cannon Street, London Bridge, Waterloo East and Charing Cross. Rail services are also available at Tonbridge and Tunbridge Wells, with a regular services to London (London Bridge from 40 minutes via Tonbridge mainline station). (All times and distances approximate) .

A more extensive range of shopping, commercial, and leisure amenities are available at the larger towns of Tonbridge and Tunbridge Wells, including many major national stores in Royal Victoria Place, specialist shops, boutiques, and independent cafés can be found in the famous Pantiles and the Old High Street, with its elegant colonnades and often hosting fairs and festivals.

There is an excellent choice of schooling in the area, in both the state and private sectors, including Horsmonden primary schools, Saint Ronan’s, Marlborough House, Dulwich preparatory school, The Schools at Somerhill in Tonbridge with a wide variety of grammar and public schools at Tunbridge Wells and Tonbridge.

Property Information

Tenure

Freehold

Local Authority

Tunbridge Wells Borough Council

Council Tax

Band H

EPC Rating

E

Directions

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Viewings

Viewing is strictly by appointment through Knight Frank.

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