

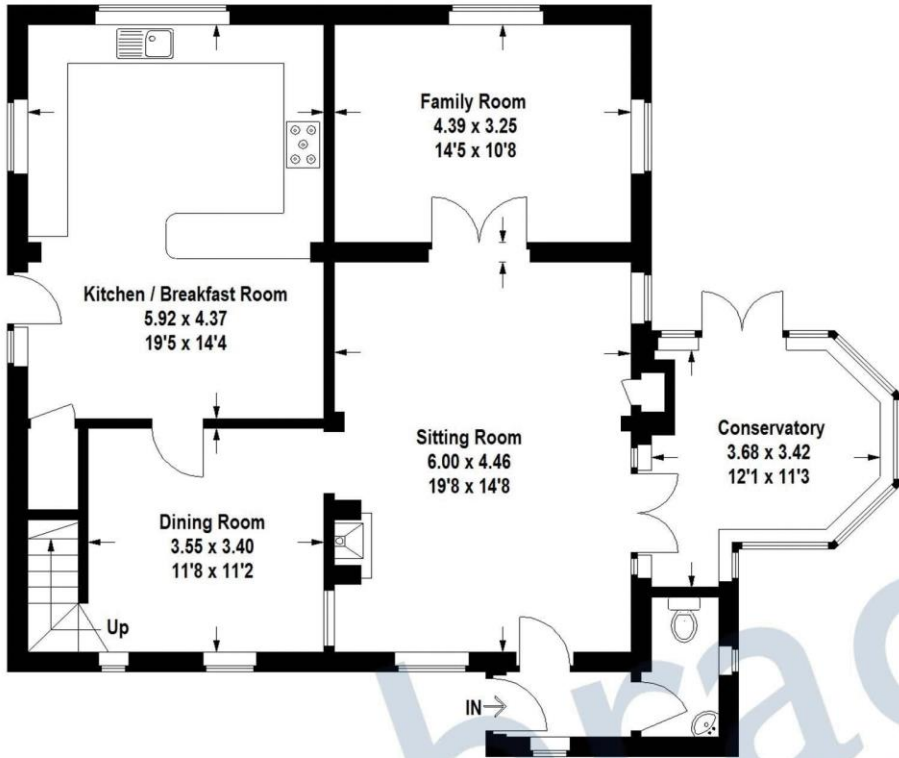


Durrants Cottage, Free Heath Road, Hook Green, Lamberhurst TN3 8LL

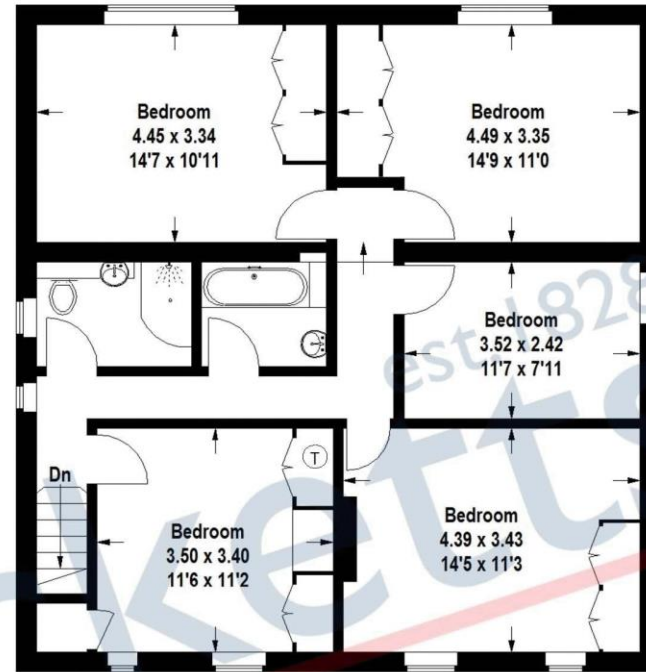
Guide Price £950,000 Freehold

When experience counts...

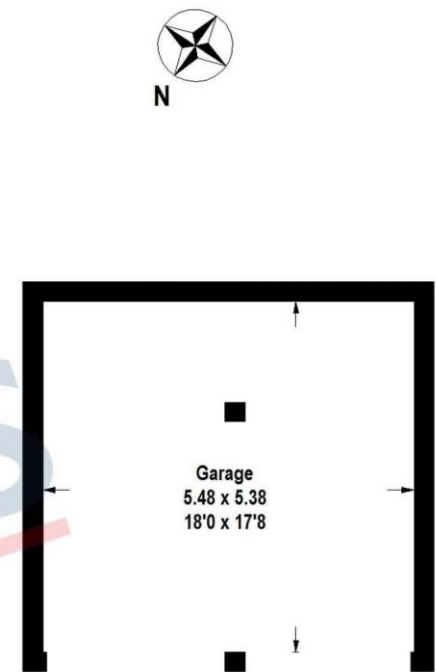
bracketts est. 1828



Ground Floor Approx Internal Floor Area
1110 sq ft (103.1 sq m)



First Floor Approx Internal Floor Area
930 sq ft (86.4 sq m)



Garage Approx Internal Area
320 sq ft (29.7 sq m)



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 49 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

Guide Price £950,000 Freehold

Durrants Cottage, Free Heath Road, Lamberhurst, Kent TN3 8LL

LOCATION

Surrounded by its own beautifully stocked gardens and an adjacent 'paddock' and backing onto open farmland, this cottage enjoys a delightful rural position within the Kent countryside and in an Area of Outstanding Natural Beauty which affords a host of neighbouring foot and bridle paths. The Elephant's Head public house and the Bayham & Lamberhurst Bowls Club are within walking distance of the property. Despite the rural locality, the house is well placed for access to local amenities with Frant station (Hastings to London Bridge) 3.2 miles distant affording access to London in about one hour. The nearby villages of Lamberhurst and Wadhurst, the latter with more comprehensive facilities, are 2.0 and 3.5 miles respectively and Tunbridge Wells to the north, which provides a host of national and independent retailers, is about 6 miles distant. This part of the world is blessed with highly regarded state and independent schools and a range of sporting and recreational facilities.

TO BE SOLD

With a host of beams and exposed timberwork, this detached characterful cottage, originally two Victorian farm workers' cottages, has been sympathetically extended and now provides a spacious home in an idyllic setting with accommodation arranged as follows:

ACCOMMODATION

Natural timber Front Door into:

Entrance Vestibule

Window to the front. Night storage heater.

Cloakroom/WC

WC and corner wash basin with splashback. Window to the side. Electric panel heater. Twin wall lights. Laminate flooring.

Sitting Room

Triple aspects. Feature fireplace with a brick hearth and dual fuel wood burner. Feature recess 'boat' cupboard. Beamed ceiling. Night storage heater. Three wall light points. Radiator. Double doors to the conservatory and further double doors to:

Family Room

Twin aspects, side and rear. Night storage heater and radiator. Natural timber flooring.

Conservatory

Brick base. Double glazed windows and a pitched roof. Double doors to the rear garden.

Dining Room

Twin windows to the front. Radiator. Wall and ceiling lights. Exposed beams to both walls and ceiling. Stairs up and from here access to:

Kitchen/Breakfast Room

The **Kitchen Area** has a huge sweep of working surface extending to three walls/room divider with a one-and-a-half bowl single drainer acrylic sink unit and assorted base units. Integrated Bosch dishwasher. Fitted Hotpoint washing machine. The working surface is bisected by a central 'Leisure Rangemaster 110' cooker with an extractor canopy above. Concealed fridge and freezer in a tall housing unit. Assorted base units. Suspended eye level wall cupboards. Windows to the side and rear. Stable-style door at the side. Vinyl flooring which extends through to the **Breakfast Area** with night storage heater. Further window to the side. Access to an understairs storage cupboard housing the electric meter and consumer unit.

L-Shaped First Floor Landing

Hatch to the loft space.

Bedroom 1

Twin windows to the front. Exposed ceiling beams. Recessed storage cupboard with light. Central dressing recess with twin doors to double wardrobes set to either side and blanket storage over. Radiator.

Bedroom 2

Twin windows to the front. Fitted furniture comprising two double wardrobe cupboards. Twin wall reading lights and central ceiling light. Night storage heater.

Bedroom 3

Night storage heater beneath window to the rear. Views across open fields. Fitted wardrobe cupboards accessed via double doors with blanket storage above.

Bedroom 4

Night storage heater beneath window to the rear. Views across open fields. Fitted wardrobe cupboards accessed via double doors with blanket storage above.

Bedroom 5

(Currently used as a Study). Window to the side. Radiator.

Bathroom (Internal)

Double ended bath with central taps and hair rinser with generous areas of wall tiling extending behind, wash basin with cupboard beneath. Chrome towel rail/radiator. Ceiling light and extractor.

Shower Room/WC

Full height wall tiling around a wide shower cubicle accessed via sliding glazed doors with an Aqualisa shower. Light/extractor. Tiling behind vanity shelf with wash basin, cupboards beneath and adjacent WC. Chrome towel rail/radiator. Window to the side.

OUTSIDE

The grounds which surround Durrants Cottage are a delight. The formal garden and the adjacent paddock extend in total to just over half an acre. A lengthy driveway provides access to a double width cart barn with light and power, together with high level storage. To the rear of the house is a herb garden, a brick paved seating area, outside tap and an established pond. A lawn links around to the side of the property where there is a further paved seating area adjacent to the conservatory. There are assorted herbaceous and shrub borders to the remaining front garden which is bisected by a central path leading to the front door. Set to the west side of the property is a screened area of production garden in which are a timber shed, aluminium greenhouse, poly tunnel, eight raised borders and an established fruit cage with a variety of soft fruits. The adjacent paddock has fruit trees (apple, pear and plum) and provides the land for a proposed re-routing of a public footpath (currently through the driveway) into neighbouring countryside to the rear. Agent's Note: Please ask the Sales Team for further information.

ROUTE TO VIEW

From our office in the High Street proceed south, bear left onto London Road and at the mini roundabout turn left and proceed up Frant Road. At The Bull public house, turn left and proceed straight ahead into Bayham Road to the crossroads with Forest Road. Continue over the crossroads onto the B2169 and proceed along this road for approximately 6 miles. At Hook Green, just before the Elephant's Head public house, turn right and the property will be found after a short distance on the left hand side.

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