



Furnace Cottage

Furnace Lane, Lamberhurst, Kent

A very pretty semi detached 4 bedroom period cottage, with large gardens backing on to open countryside and lovely views, situated in a semi rural location on the edge of Lamberhurst village. NO CHAIN.

Guide price £715,000 Freehold

Situation: The property is situated in a convenient semi-rural position on the outskirts of the pretty village of Lamberhurst, which offers a good range of shops and services for everyday needs including a general store, church, primary school, golf course and a number of popular inns.

For the commuter, the A21 offers access to both London and the South coast. Rail services can be found in the villages of Frant and Wadhurst and the towns of Paddock Wood, Tonbridge and Tunbridge Wells, which provide a regular commuter service to London Charing Cross and Cannon Street in approximately an hour. The regional centre of Tunbridge Wells is just 7 miles distant and provides a wide range of amenities including the historic Pantiles, Royal Victoria shopping centre, a retail park, cinema complex and theatres.

The beautiful surrounding countryside includes some excellent walks and local places of interest, including Scotney Castle and for those seeking outdoor pursuits, Bedgebury Pinetum and Forest and Bewl Water Reservoir are close by.

Description: Furnace Cottage is a most attractive and well presented semi detached cottage with brick and tile-hung external elevations beneath a tiled roof. The property has been sympathetically extended and tastefully refurbished in recent years to provide a light, well appointed and flexible living space which is full of character.

Arranged over three floors the accommodation includes a good-sized entrance hall with a limestone tiled floor and a feature sandstone wall, a spacious sitting/family room with a feature brick fireplace with oak bressummer over and a wood burning stove, exposed beams and a second fireplace (currently not used), a beautifully appointed 'L' shaped kitchen/breakfast room with an extensive range of painted wooden wall and base units with quartz work surfaces and tiled splash backs, a Butler sink, a Rangemaster electric range cooker, an integrated dishwasher and fridge/freezer, limestone tiled flooring, a large feature window overlooking the garden and sliding doors leading out to the garden, a utility room with limestone tiled flooring and a door leading to the garden and a cloak room with limestone tiled flooring. On the first floor there is a spacious double aspect master bedroom with a Juliet balcony with views of the garden and countryside beyond and an en-suite shower room, two further double bedrooms and a well appointed family bathroom with a free standing bath and a shower cubicle. On the second floor there is a further double bedroom.

Outside, the property has a drive to the front providing parking for several cars and a detached single garage.

The large mature garden is mainly laid to lawn with a variety of shrubs and plants. There is a good-sized terrace outside the kitchen/breakfast room with an outside kitchen area which is ideal for outdoor entertaining and for enjoying the countryside views and steps lead down to the lawn and a hot tub which is to the side. The garden has hedging and fencing to all sides.

Services: Mains water and electricity. Oil-fired central heating

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Current council tax band: E

Current energy efficiency rating: E

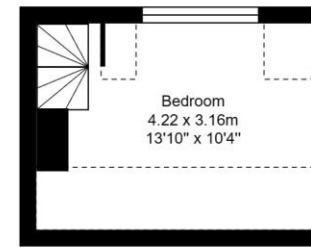
Property address: Furnace Cottage, Furnace Lane, Lamberhurst, Kent TN3 8LD



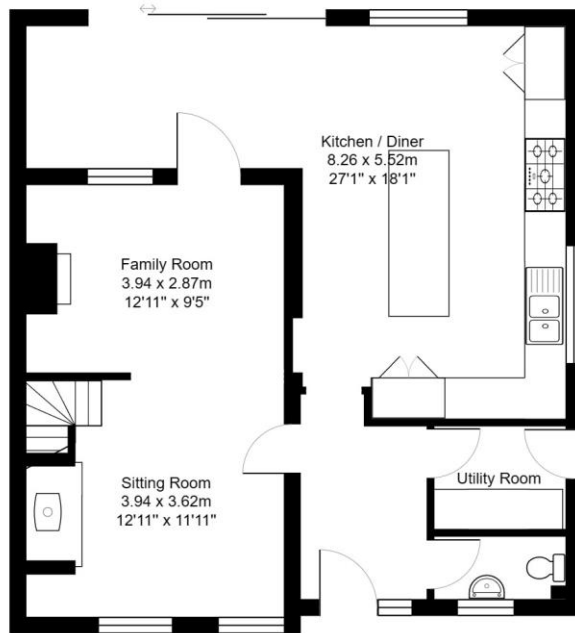
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

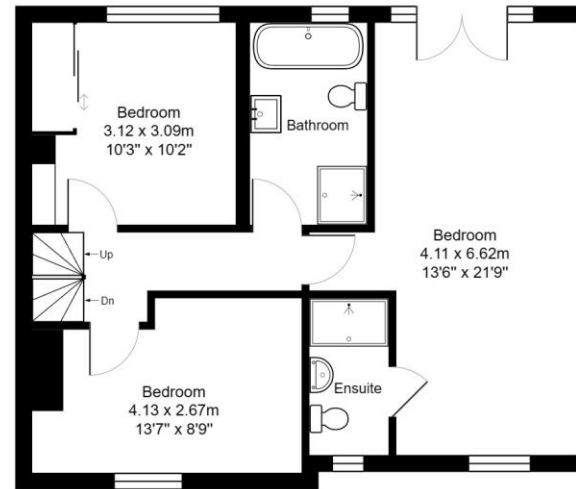
Total Area: 157.3 m² ... 1693 ft²
All measurements are approximate and for display purposes only.



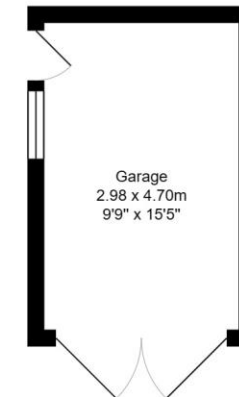
Second Floor
Area: 13.3 m² ... 143 ft²



Ground Floor
Area: 73.5 m² ... 792 ft²



First Floor
Area: 56.5 m² ... 608 ft²



(Not shown in actual location)
Area: 14.0 m² ... 150 ft²



Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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