



4 Prospect Cottages
Lamberhurst Down, Lamberhurst, Kent



A very pretty and well-presented 2-bedroom period terraced cottage, situated in a quiet, tucked away semi-rural position within walking distance of the village amenities.

Guide price £385,000 Freehold



Situation: The property is situated in a tucked away, semi-rural position within walking distance of Lamberhurst village with its primary school, doctor's surgery, general store, café and public houses.

Wadhurst village is within 3 miles offering a wider range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, delicatessen, butcher, baker, pharmacy, bookshop, art gallery, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Academy secondary school and Sports Centre.

Tunbridge Wells is about 7 miles distant and provides a comprehensive range of facilities including The Pantiles, cinema complex and theatres, as well as excellent schooling.

For the commuter, Frant and Wadhurst mainline stations are 4.6 and 4.8 miles distant respectively and provide regular services to London Bridge/Charing Cross/Cannon Street in about an hour. The A21 is within ½ mile and provides a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 30 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 50 miles away.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty, with the cottage benefiting from excellent local walking and adjoining footpaths; Bewl Water Reservoir and Bedgebury Pinetum and Forest are also within easy reach.

Description: 4 Prospect Cottages is a mid-terrace extended Victorian cottage with brick and rendered external elevations beneath a slate tiled roof. The property has been refurbished throughout by the current owners to provide a well presented and flexible living space of much character and charm, which combining period features with contemporary tastes.

The accommodation includes: a well-appointed, double aspect kitchen/breakfast room, which extends to over 20ft and has a range of wall and base units, solid oak work surfaces and tiled splashbacks, exposed timbers, panelled walls, and plenty of space for a table; a cloakroom; a well-proportioned sitting room with exposed timbers, an attractive fireplace fitted with a wood burner and an oak mantle and fitted shelves. The sitting room is open plan to a garden room (currently used as a dining area), which has French doors and enjoys a lovely outlook of the garden. On the first floor there are two double bedrooms – Bedroom 1 enjoys an outlook over the garden and has wood panelling and a built-in cupboard - and there is a well-appointed family bathroom.

To the front of the property there is plenty of parking and space for visitors, with a slate shingle path with a wood store land an area of garden laid to lawn with mature shrubs and trees. The good-sized rear garden has a large terrace outside the garden room, ideal for outdoor entertaining, with steps down to the lawn and a path leading to a useful outbuilding/studio room with power connected. The garden is bordered with fencing and mature hedging.

Services: Mains water and electricity

Local Authority: Tunbridge Wells Council (01892) 526121

Current council tax: E (2024/25 – £2,291.63)

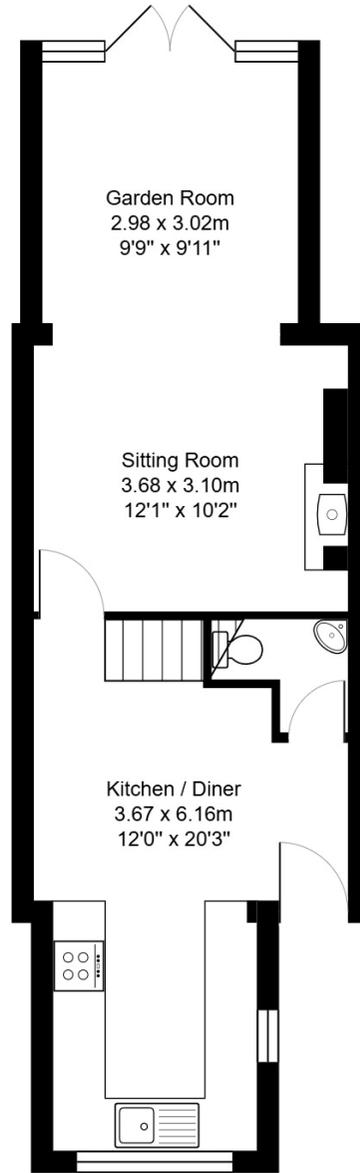
Current EPC rating: E

Property address: 4 Prospect Cottages, Lamberhurst Down, Lamberhurst, Kent TN3 8HD

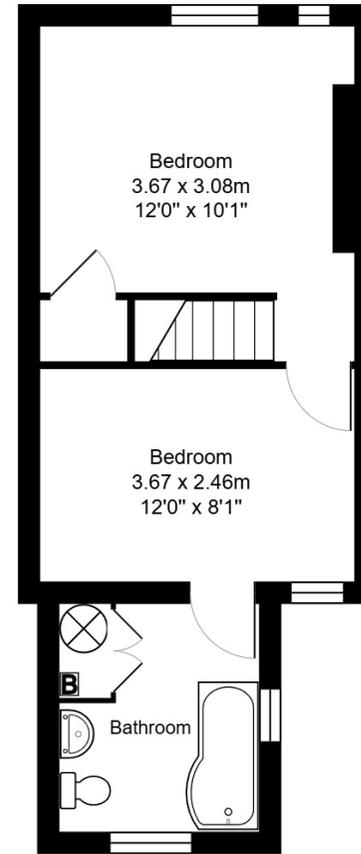


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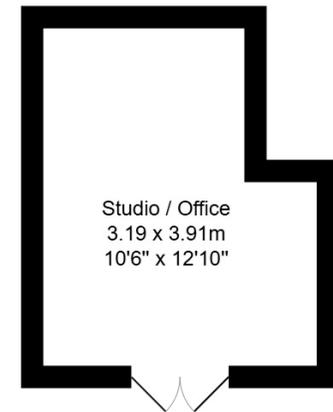
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 40.3 m² ... 434 ft²

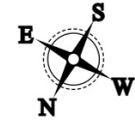


First Floor
Area: 30.4 m² ... 327 ft²



Outbuilding
Area: 11.0 m² ... 118 ft²

Total Area: 81.6 m² ... 878 ft²
All measurements are approximate and for display purposes only.



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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