



9 Lamberts Place
Horsmonden | Tonbridge | TN12 8AG

FINE & COUNTRY



Step inside

9 Lamberts Place

Situated in a charming development, built on what was historically Chris Lambert's steam engine yard not far from the centre of Horsmonden village, is this attractive L-shaped detached and extended five bedroom family home. It is located in rolling countryside and includes sole access to a large paddock surrounded by woodland and farmland.

The property is tucked away at the end of a private cul-de-sac and approached via a large forecourt where you can park a number of vehicles. There is an integral double garage, gates to the garden and to a covered trailer store as well as access to the front door. This opens into welcoming hall with a cloakroom and stairs to the first floor and an office that is just inside the front door so is ideally situated for anyone working from home as it provides easy access to business visitors.

There is an elegant dual aspect sitting room with a skylight and a contemporary raised fireplace flanked by arched recesses with built in shelving and cupboards that provides a charming focal point. It also has a door to the 'star of the show' - the gorgeous garden room which is a recent addition. This spectacular room includes two lantern skylights and almost a whole wall of bi-fold doors that open onto the rear terrace and provide stunning views across the delightful garden and, when the doors are open, you almost feel you are sitting on the terrace.

Glazed French doors lead from the garden room to the dining room and also to the modern kitchen that includes a very wide arch to the dining room providing an open plan feel. For anyone who enjoys catering the kitchen is ideal. It features bespoke glossy units with Corian worktops housing a Miele hob and extractor, a built in double oven, dishwasher and an integrated AEG fridge and freezer while the dining room has fitted shelving and storage cupboards. The adjacent fitted utility room has space for laundry facilities and a tall cupboard as well as additional door access to the garage and to the garden.

Upstairs there is a spacious galleried landing leading to a family bathroom with a sunken bath and five bedrooms. These include four with built in cupboards, a guest room with an ensuite shower and lovely garden views as well as the delightful dual aspect principal suite. This features charming recessed arched windows, plenty of fitted cupboards and wardrobes and a luxurious ensuite wet room style shower room with a discreetly hidden toilet and twin vanity basins.

Outside the rear south facing garden is truly lovely. It includes a large terrace that spans the width of the property and is surrounded by a dwarf wall and hedging so you can discreetly enjoy sunbathing. Steps lead up to lawns interspersed with trees and shrubs as well as a charming rockery and a second terraced area where you can indulge in al fresco dining. A central arbour path leads to the paddock that is divided from the garden by post and rail fencing.





Seller Insight

“ I have loved living here and it has been a wonderful family home. The layout is ideal as someone can be working in the kitchen but still able to watch the children eating in the dining area or playing in the garden room, which has been a great addition to the house for the family and for entertaining. Having the large garden has also been a real boon. The area is wonderful as it is very quiet and peaceful and, because it is at the end of a cul-de-sac, I never have to worry about the safety of our children or any pets.

At the same time it is an easy stroll to the centre of the charming village of Horsmonden, which is surrounded by vineyards, orchards and farmland, and includes lovely artificial lakes for fishing and bird watching. There is a large village green, a convenience store, pharmacy and hairdresser as well as a doctors' surgery, a good primary school and kindergarten, and a village hall and social club that offer a variety of activities to suit all age groups. We are also in the catchment area for the numerous excellent state and private schools around Cranbrook and in nearby Tonbridge and Tunbridge Wells, including Cranbrook grammar school – the only state boarding grammar school in the country.

You will also find a sports ground, cricket and tennis club in the village while the Gun and Spitroast pub has a restaurant that offers an excellent Sunday carvery. There are also a mobile library, pizza and fish and chip mobile vans that visit the village on a regular basis and excellent nearby pub restaurants include The Poet and the Hopbine.

Buses provide access to a number of towns and villages including Cranbrook, Tunbridge Wells and Tonbridge while the nearest station is Paddock Wood where trains can whisk you to Charing Cross in 52 minutes and Cannon Street in 49 minutes or Tonbridge station where the fast train to London Bridge takes just 30 minutes.*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

By Road	
Paddock wood station	4.8 miles
Tonbridge	9.7 miles
Tunbridge Wells	9.4 miles
Dover Docks	47.1miles
Channel Tunnel	36.3 miles
Gatwick Airport	34.8 miles
Charing Cross	52.1 miles
By Train from Paddock Wood	
London Bridge	41 mins
Cannon Street	49 mins
Charing Cross	52 mins
Victoria	1hr 10 mins
By Train from Tonbridge	
London Bridge	31 mins
Charing Cross	42 mins
Victoria	1hr 01 min
Ashford International	38 mins
Hastings	48 mins

Leisure Clubs & Facilities

Horsmonden Cricket Club	07805 246362
Horsmonden Lawn Tennis Club	07726 160539
Horsmonden Sports Club	07484 864007
Hilden Park Golf Club	01732 833607
Tonbridge School Centre	01732 304111

Healthcare

Horsmonden Surgery	01892 723988
Tunbridge Wells Hospital	01622 729000

Education

Primary Schools	
Goudhurst and Kilndown Primary	01580 211365
Leigh Academy Horsmonden	01892 722529
Brenchley & Matfield Primary	01892 722929
Cranbrook Primary School	01580 713249
Kent College Pembury (independent)	01892 822006
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169
Dulwich Cranbrook Preparatory	01580 712179
St Ronans (independent)	01580 752271

Secondary Schools

Cranbrook Grammar School (day/boarding)	01580 711800
Tonbridge Grammar School	01732 365125
Benenden (independent)	01580 240592
Weald of Kent Grammar School	01732 373500
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555
Dulwich Cranbrook (Independent)	01580 712179

Entertainment

The Gun and Spitroast
The Poet
The Hopbine
Oast Theatre
The Angel Centre

Local Attractions / Landmarks

Tonbridge Castle
Hever Castle
Chartwell
Penshurst Place
Knole House



Ground Floor

Entrance Hall	
Downstairs Cloakroom	
Kitchen/Dining Room	22' reducing to 11'5 x 19'2
Utility Room	10'4x6'6
Garden Room	22' X 12'
Living Room	24'2 X 13'
Study	12'7 X 10'

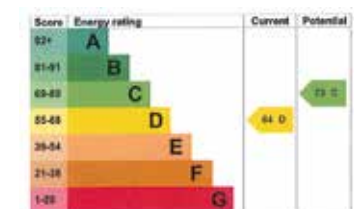
First Floor Landing

Bedroom 1	17'4 x 10'7
Dressing Area	
En-Suite Shower Room	8' x 8'2
Bedroom 2	10'7 x 10'2
En-Suite Bedroom 2	
Bedroom 3	13'4 reducing to 10'1 x 10'9
Family Bathroom	8'2 x 6'10
Bedroom 4	11'2 x 10'2 reducing to 9'5
Bedroom 5	10'6 x 6'6

OUTSIDE

Double Garage	17'2 x 17'10
Rear Gardens	

Council Tax Band: G
Tenure: Freehold



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