



Tutsham Hall

West Farleigh

A spacious five-bedroom detached family home situated within a popular cul-de-sac on the southwest side of the town, walking distance to the local amenities, schools, and a mainline railway station.

Rent £6,500 PCM FREEHOLD



**Lambert
& Foster**



Tutsham Hall

TUTSHAM FARM | WEST FARLEGH | KENT | ME15

This well-presented detached house has been newly refurbished throughout to a high standard the house which all rooms boast from high ceilings, elegant decor with original fireplaces and newly laid carpets.

Entrance Hall with doors to SITTING ROOM Double aspect with fireplace
DRAWING ROOM with fireplace DINING ROOM Playroom with fitted cupboards
Fitted KITCHEN with Island in centre. Aga, fridge/freezer, dishwasher, open to
BREAKFAST ROOM, with ornamental fireplace and french doors to garden.
Second Staircase to first floor, and door to basement From Kitchen door to rear
hall and door to side entrance. Cloakroom with WC & wash handbasin. From
Entrance Hall, STAIRS TO FIRST FLOOR: MASTER BEDROOM, with fireplace,
DRESSING ROOM with fitted wardrobes, EN SUITE BATHROOM with shower
head over. WC, wash hand basin, Chrome heated radiator. FIVE FURTHER
DOUBLE BEDROOMS. FAMILY BATHROOM with SEPARATE Shower UNIT, wash
hand basin, WC, chrome heated radiator. STAIRS TO SECOND FLOOR: THREE
DOUBLE BEDROOMS BATHROOM with SHOWER CUBICLE BILLIARD ROOM
Fitted KITCHEN OUTSIDE: FOUR DOUBLE GARAGES STUDIO OUTBUILDING,
SPACIOUS double aspect windows. SWIMMING POOL with separate SAUNA
ROOM TENNIS COURTS Extensive GARDENS, all enclosed.



- Set in grounds overlooking the valley of Teston
- Elegant Decor with extension accommodation over three floors
- Eight Bedrooms
- Set on a large plot with a link detached double garage and a front driveway.
- Three Reception Rooms
- Kitchen/Breakfast Room
- Extensive grounds with Tennis Court & Swimming Pool
- Separate Studio & Sauna
- Dining Room & Games Room
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GENERAL

Tenure: Freehold.

Local authority: Tunbridge Wells Borough Council.

Council tax: Band H.

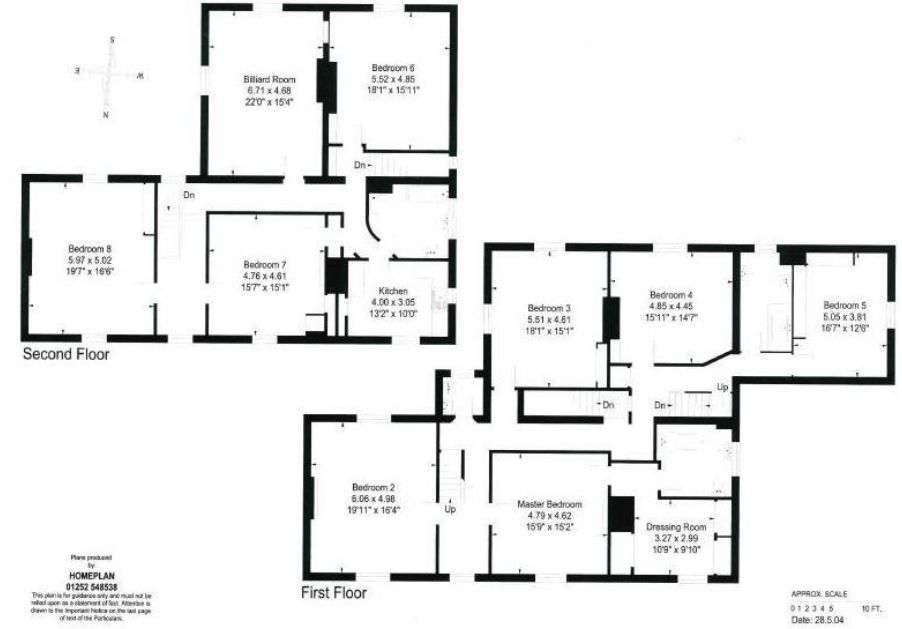
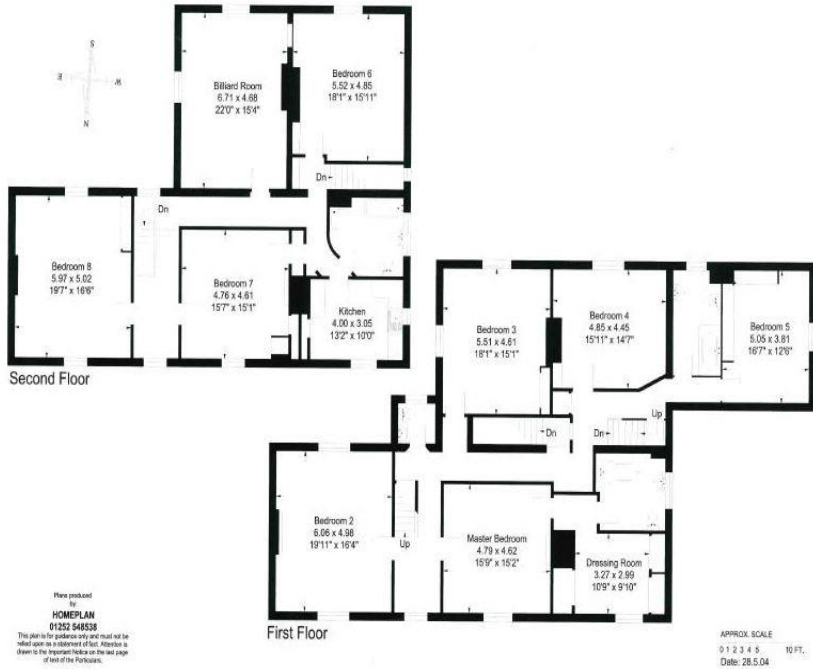
EPC: D.

Viewing: To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 831 606.



FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances, and other features are approximate only.



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