



Lambert & Foster



FIELDVIEW

LAMBERHURST ROAD | HORSMONDEN

A rare opportunity to purchase this stunning new build barn conversion on the semi-rural outskirts of the popular Wealden village of Horsmonden yet is within walking distance to local amenities, only a short drive to a mainline railway station at Paddock Wood and good road access via the A21. The property offers just under 1,500 sq.ft. of internal accommodation with three double bedrooms, one with en-suite, a well appointed and presented family bathroom, a utility room and a large open-plan kitchen/diner and living room with an abundance of natural light and vaulted ceilings and beams throughout. Fieldview has been finished to the highest standard and is move in ready. Offered to the market with NO FORWARD CHAIN.

Guide Price £795,000

FREEHOLD



FIELDVIEW

LAMBERHURST ROAD | HORSMONDEN | TN12 8DR

- An immaculately presented detached new build barn with three double bedrooms
- Situated on the semi rural outskirts of the popular Wealden village of Horsmonden
- Bright and airy triple aspect open-plan kitchen/diner and living room
- Well proportioned wrap-around garden with open views over neighbouring fields
- Walking distance to local amenities and only a short drive to major transport links
- Ample private off road parking and is offered with NO FORWARD CHAIN

GENERAL: Tenure: Freehold. **Construction Type:** Brick base with timber cladding under a tiled roof. **Services & Utilities:** Air source heat pump providing underfloor heating throughout the property with mains water supply and mains drainage services connected but not tested. **Broadband Connection:** Standard broadband. **Mobile Coverage:** Indoor limited, outdoor likely. Further information can be found at www.ofcom.org.uk. **Local authority:** Tunbridge Wells Borough Council. **Council tax:** Band D. **EPC:** D (64).

Flood & Erosion Risk: Property flood history: None. **Rivers and the sea:** Very low risk. **Surface water:** Low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from www.gov.uk/check-long-term-flood-risk. If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

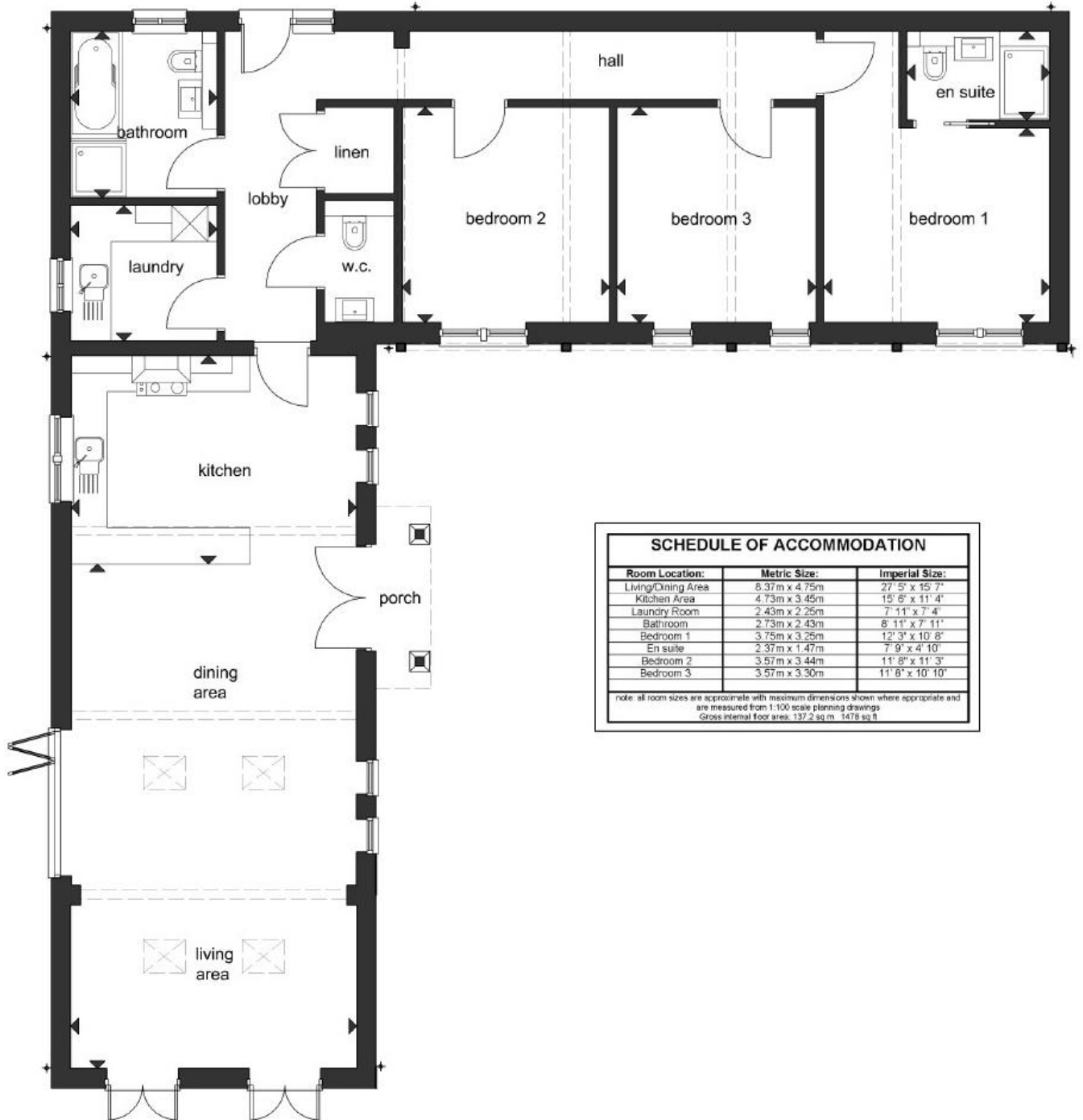
Viewing: To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



| SCHEDULE OF ACCOMMODATION | | |
|---------------------------|---------------|------------------|
| Room Location: | Metric Size: | Imperial Size: |
| Living/Dining Area | 8.37m x 4.75m | 27' 5" x 15' 7" |
| Kitchen Area | 4.73m x 3.45m | 15' 6" x 11' 4" |
| Laundry Room | 2.43m x 2.25m | 7' 11" x 7' 4" |
| Bathroom | 2.73m x 2.43m | 8' 11" x 7' 11" |
| Bedroom 1 | 3.75m x 3.25m | 12' 3" x 10' 8" |
| En suite | 2.37m x 1.47m | 7' 9" x 4' 10" |
| Bedroom 2 | 3.57m x 3.44m | 11' 8" x 11' 3" |
| Bedroom 3 | 3.57m x 3.30m | 11' 8" x 10' 10" |

note: all room sizes are approximate with maximum dimensions shown where appropriate and are measured from 1:100 scale planning drawings
Gross internal floor area: 137.2 sq m 1478 sq ft

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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