



Lamberden House, Sandhurst, Kent

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# Lamberden House, Rye Road, Sandhurst, Kent

A wonderful attached Victorian family house enjoying stunning, far-reaching views over the surrounding countryside. The property offers elegant and well-proportioned accommodation as well as an attractive detached studio/annexe, home office and fabulous gardens and grounds with swimming pool and paddock.

Sandhurst 1.2 miles. Hawkhurst 4.3 miles. Benenden 4.3 miles. Tenterden 6.2 miles. A21 (Flimwell) 7 miles. Etchingham station 8.6 miles (London Bridge from 65 minutes). Staplehurst 12.6 miles (London Bridge from 52 minutes). Tunbridge Wells 19 miles. Ashford Intl 18.5 miles (London St Pancras from 36 minutes). (All times/distances approximate).



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2-3



3-5



EPC

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**Tenure:** Freehold

**Local authority:** Tunbridge Wells Borough Council, Tel. 01892 526121.

**Council tax band:** House G; Annexe A

**Services:** Mains water and electricity. Oil-fired heating. Private drainage.









The property offers beautifully presented accommodation with fabulous gardens and stunning views.

## The Property

Lamberden House is a most attractive attached Victorian barn, converted in the 1960s, which offers elegant and well-proportioned family accommodation, beautifully presented throughout. The front door opens into a porch and then reception hallway with w.c. and access to the principal reception rooms. To the front, there is a double aspect study and a fantastic kitchen/breakfast room with bi-fold doors opening onto the terrace and gardens and enjoying stunning views over the surrounding countryside. The well-appointed kitchen has a range of wall and base units with integrated appliances, Range cooker and terracotta tiled floor. There is also a useful boot room off the kitchen. To the rear of the house, there is a sitting room with a feature fireplace and gas fire, exposed brick and beams as well as windows and doors opening to the terrace and beautiful gardens. There is also a dining room two large windows to the side. On the first floor, the landing has fitted storage cupboards and gives access to the four bedrooms, w.c. and bathroom. The fabulous double aspect principal bedroom has windows to the front and side as well as a beautifully appointed en suite shower room.

## Gardens and Grounds

The house is approached over a shared driveway leading to the property's private gravelled off-road parking area. Adjacent to the main house there is an attractive detached outbuilding which comprises a utility room, home office with bi-fold doors to the gardens. A further attached outbuilding (former stables) creates a lovely studio annexe which has a kitchen, shower room and spacious reception room with double doors opening out to the gardens. The immaculately maintained gardens and grounds are a particular feature of the property and enjoy the most stunning, far-reaching views over the surrounding countryside. The beautiful gardens are divided into various sections and include formal lawned areas with flower beds and mature trees and shrubs. There is a paved terrace, ideal for al fresco dining while enjoying the views. Steps lead down to a swimming pool with paved surround and a raised seating area with pergola. The gardens lead on to a paddock and in all the property extends to about 1.25 acres (to be verified).











## Situation

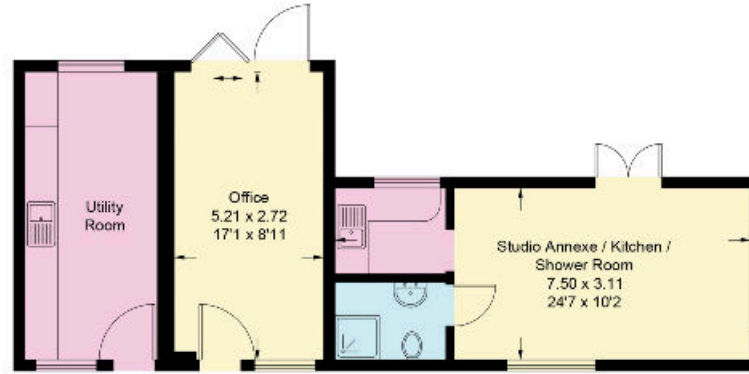
The property is situated on the edge of the popular village of Sandhurst and within the Cranbrook School Catchment Area. Sandhurst offers local amenities serving all day to day needs with a village shop, post office, petrol station, primary school, church and playing fields. Nearby Hawkhurst offers a good range of facilities including local shops, two supermarkets, restaurants and public houses. Benenden offers a post office, general store, butchers, pubs, parish church, primary school, village green, cricket pitch and a world renowned private secondary school. The picturesque neighbouring town of Tenterden is also easily accessible, as is the major centre of Tunbridge Wells which provides extensive shopping, commercial and recreational amenities. Mainline stations are available at Etchingham and Staplehurst providing regular train services to London.

There is a good range of schools in the area in both the private and state sectors including Cranbrook School, Claremont Senior School at Bodiam, Benenden School for Girls, Marlborough House and St Ronan's at Hawkhurst, Dulwich Preparatory at Cranbrook, Bethany School at Goudhurst, Kent College for Girls at Pembury, Mayfield School (girls) and Battle Abbey School.

Leisure facilities include a number of interesting golf courses in the vicinity, walking and riding in the surrounding countryside, and sailing on the south coast.

## Directions (TN18 5PH)

From London and Tunbridge Wells, proceed south on the A21. Upon reaching the traffic lights at Flimwell, turn left onto the A268 (signposted Hawkhurst). At the traffic lights in the centre of Hawkhurst continue straight ahead onto the Rye Road. Continue for approximately 4.3 miles and the property will be found on the left-hand side (just after passing Heronden Farmhouse on the right).



(Not Shown In Actual Location / Orientation)

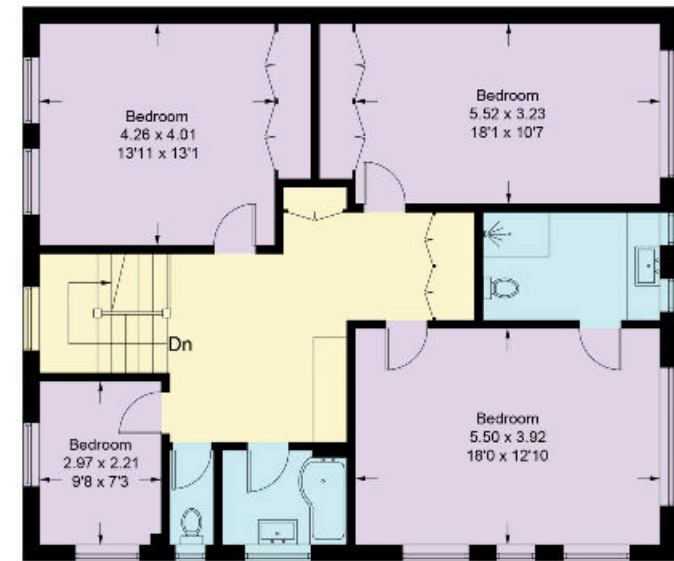


**Approximate Gross Internal Floor Area**  
**House: 228.7 sq m / 2461 sq ft**  
**Annexe/outbuilding: 54.1 sq m / 582 sq ft**  
**TOTAL: 282.8 sq m / 3043 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



**Ground Floor**



**First Floor**

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