



The Tanhouse, Lamberhurst, Kent



The Tanhouse, Town Hill, Lamberhurst

A most attractive Grade II listed family house offering flexible accommodation as well as a mature rear garden with stunning views over the surrounding countryside. The property is situated in the heart of the popular village of Lamberhurst, close to local amenities and Bewl Water.

A21 - 1 mile. Frant station 4.7 miles (London Bridge from 50 minutes). Wadhurst 4.2 miles (London Bridge from 54 minutes). Tunbridge Wells 7.5 miles (London Bridge from 44 minutes). Tonbridge 10.5 miles (London Bridge from 38 minutes). M25(J5) 19 miles. Gatwick airport 31 miles. London 45 miles. (All times and distances approximate)



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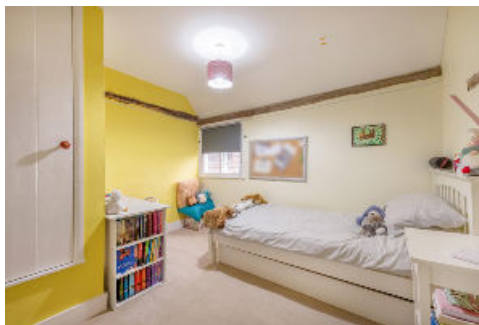
Tenure: Freehold

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

Council tax band: F

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





The property offers
characterful family
accommodation,
located in this
sought-after village
with stunning
countryside views.

The Property

The Tanhouse is a most attractive detached Grade II listed family house believed to date back to the 16th century with later additions. The timber framed property has white weather boarded elevations under a tiled roof and offers flexible accommodation arranged over three floors with a wealth of characterful features including exposed beams and timbers.

The front door opens into a spacious entrance hall giving access to the principal reception rooms. The double aspect sitting room overlooks the front and has a wonderful inglenook fireplace with wood-burner and bressummer beam above, parquet flooring and windows to the front and side. There is also a family room with window to the front and a dining room with French doors opening to the rear terrace and garden. The impressive kitchen/breakfast room is a particular feature of the house and has a lovely vaulted ceiling with sky-light, extensive wall and base storage cupboards with wooden worktops and breakfast bar, integrated appliances, Rangemaster oven, double Belfast sink and tiled floor. Bi-fold doors open onto the rear terrace and garden creating a fantastic entertaining space. There is also a useful utility room with a door to the rear and a ground floor w.c.

On the first floor, there are three bedrooms and a family bathroom. The principal bedroom has a window to the front as well as fitted wardrobes to one wall and an en suite shower room. Stairs lead up to two further bedrooms on the second floor.

Gardens and Grounds

At the front of the house there is a new picket fence with pedestrian gate leading to the front door. To the rear, there is a paved terrace perfect for al fresco dining. The terrace leads on to a good-sized mature garden which is mainly laid to lawn (one section has all-weather artificial grass). There is a detached studio with power and light which is ideal to use as a gym or home office. At the far end of the garden there is a large area of decking providing a seating area with fantastic views over the river and countryside beyond.





Situation

The Tanhouse is located in the heart of the popular village of Lamberhurst which has a picturesque central village green, local shops, primary school, pubs/restaurants, church and golf course. Nearby Tunbridge Wells provides a more comprehensive choice of shopping, leisure, cultural and commercial facilities including health clubs, theatres and multi-screen cinema complex. The A21 is easily accessible providing connections to the M25 motorway network and London Heathrow, Gatwick and Stansted airports. There are a number of mainline stations within close proximity of the property with regular services to London.

There are a number of well-regarded schools in the area, in both the state and private sectors, including St Marys Primary school in Lamberhurst, Marlborough House and St Ronan's in Hawkhurst, Sacred Heart in Wadhurst, Mayfield School, Dulwich Preparatory in Cranbrook, Benenden School, Holmewood House Preparatory in Langton Green, Tonbridge School and Kent College (girls) at Pembury. There are also grammar schools for girls and boys in Tunbridge Wells and Tonbridge.

Leisure amenities include golf at a number of courses in the vicinity; sailing and fishing at Bewl Water and on the south coast; walking and off-road cycling at Bedgebury.

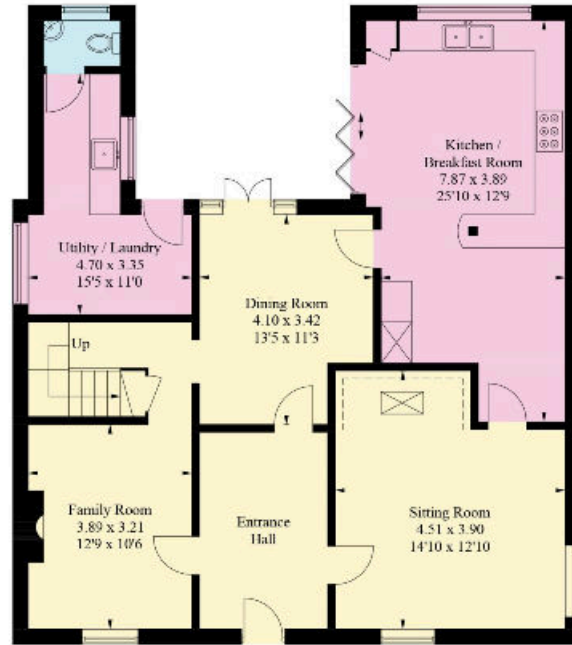
Directions (TN3 8EN)

From Tunbridge Wells proceed in a southerly direction on the A21. At the Forstal Farm Roundabout, turn right onto the B2162 signposted Lamberhurst. Continue along this road for 1 mile, down the hill and into the village of Lamberhurst. Continue along the High Street (which becomes the B2100) and The Tanhouse will be found on the right-hand side (the white weather-boarded house, just before Pearse Place on the opposite side of the road).

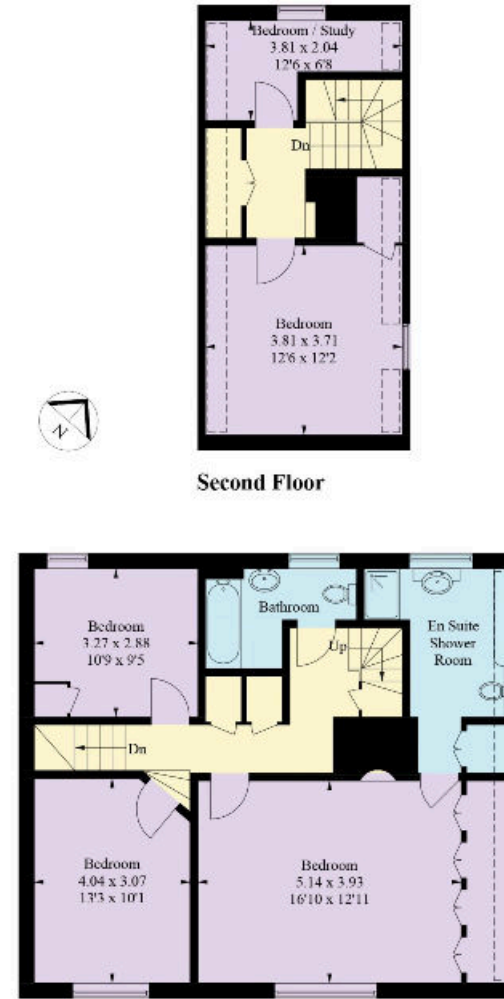


Approximate Gross Internal Floor Area
House: 213.7 sq m / 2300 sq ft
Outbuilding: 18.3 sq m / 197 sq ft
TOTAL: 232 sq m / 2497 sq ft

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



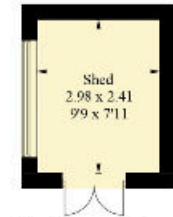
First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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