

An aerial photograph of a large, two-story red brick house with a dark grey tiled roof. The house features several white-framed windows, including a prominent bay window on the front. It is surrounded by a meticulously maintained garden with high hedges, manicured lawns, and a variety of trees and shrubs, some showing autumnal colors. A large, mature tree with yellowing leaves stands to the left of the house. The property is set in a rural area with dense woodland in the background. A road is visible in the bottom right corner.

Manor Down, Lamberhurst, Kent



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An attractive unlisted detached family house, in a popular position overlooking Lamberhurst Down. The property offers well-proportioned accommodation with beautiful gardens and grounds of just over half an acre as well as a double garage, large detached store room and a smaller outbuilding.

A21 - 0.5 miles. Frant station 4.5 miles (London Bridge from 49 minutes). Tunbridge Wells 7 miles (London Bridge from 45 minutes). Wadhurst station 4.5 miles (London Bridge from 53 minutes). M25(J5) 19 miles. Gatwick airport 30 miles. London 45 miles. Heathrow airport 56 miles. (All times and distances approximate)



4



3



5



EPC
G

Tenure: Freehold

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

Council tax band: G

Services: Mains water and electricity. LPG fired heating. Mains drainage.





The Property

Manor Down comprises an unlisted detached family house, dating back to the 1800's, and was originally two cottages now converted into one. It has attractive facades of red brick with sash windows under a slate tiled roof and offers well-proportioned reception rooms and family accommodation. Some particular features include a spacious kitchen/breakfast room with a range of fitted cupboards and integrated appliances. From the kitchen, stairs lead down to a useful cellar/basement, currently used as store rooms.

The principal reception rooms are west facing, and both the drawing room and dining room have fireplaces and bay windows overlooking the garden. From the drawing room, double doors open into the conservatory which is south facing and also enjoys views over the garden.

To one end of the drawing room there is a study area and a door leading into the snooker room which is ideal as a games room but we understand has previously been used as an annexe.

On the first floor there are four bedrooms and three bathrooms, two of which are en suite.

Gardens and Grounds

The house is approached via Sand Road over a driveway leading to the double garage. A wrought iron gate and a long York stone path lead to the front door. The gardens are a particular feature of the property and have been thoughtfully and beautifully designed and maintained. They comprise various sections including formal lawned areas, well stocked flower borders, topiary hedging, various seating areas and a vegetable garden with greenhouse. There is also a large detached store room as well as a smaller outbuilding. In all the property extends to just over half an acre.





An attractive and well-proportioned family house, with outbuildings and beautiful gardens, set in a popular location.

Situation

Manor Down is located in a convenient position overlooking Lamberhurst Down. The village of Lamberhurst has a picturesque central village green, local shop, 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, London Heathrow and Gatwick airports and the Ashford International railway station with its trains to the continent. There are a number of mainline stations within close proximity to the property with regular services to London.

The area is well known for its excellent choice of schooling within both the state and private sectors including Holmewood House Preparatory School at Langton Green, Rose Hill School and Mead School in Tunbridge Wells and Kent College (girls) at Pembury. There are also grammar schools (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 8ES)

From Tunbridge Wells, proceed in a southerly direction on the A21. At the Forstal Farm Roundabout, turn right onto the B2162 (signposted Lamberhurst). Continue on this road, down the hill and through the village of Lamberhurst on the Hight Street (B2100). Proceed up the hill and take the first turning on your left into Sand Road. The entrance to the property will be found after a short distance on the right-hand side.

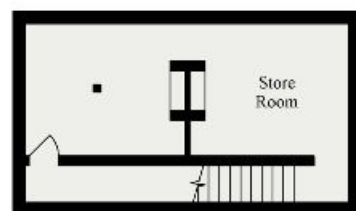


Approximate Gross Internal Floor Area

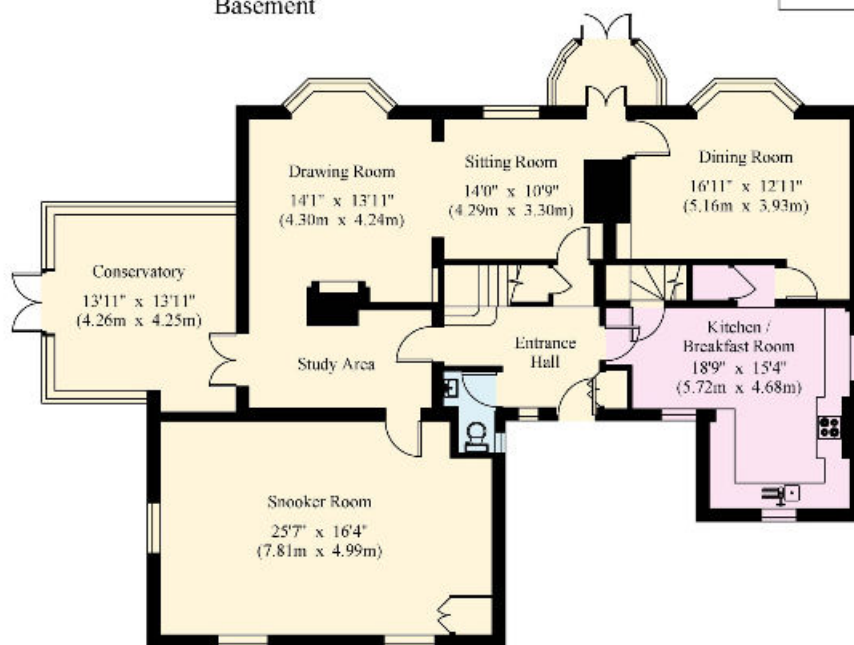
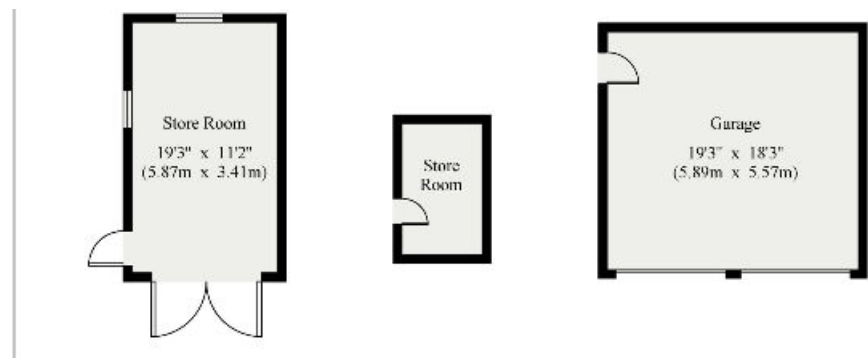
House: 297.6 sq m / 3203 sq ft

Outbuildings: 58.5 sq m / 629 sq ft

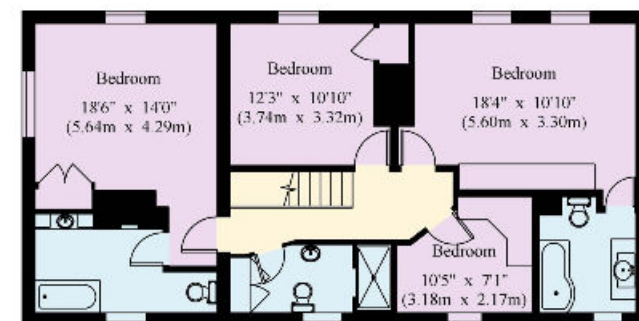
TOTAL: 356.1 sq m / 3832 sq ft



Basement



Ground Floor



First Floor



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We 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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