



2 Forstal Farm Cottages, Goudhurst Road, Lamberhurst, Tunbridge Wells, Kent TN3 8AG

Guide Price £565,000 Freehold

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A charming cottage in a rural setting with No Onward Chain. Situated in a small farm hamlet on the outskirts of Lamberhurst, this immaculately presented attached cottage offers a delightful family home with a blend of character and comfort. Formerly a farm worker's residence, the property boasts generous proportions and abundant natural light, with views over the surrounding countryside. Conveniently located with easy access to major road and rail links, this home presents a perfect balance of rural tranquillity and practicality. A welcoming entrance hall leads to a double aspect sitting room featuring a fireplace and log burning stove creating a cosy and inviting atmosphere. A spacious, double aspect kitchen / dining room provides ample space for both cooking and entertaining, while the utility room, also double aspect, offers practicality with direct access to the outside. A shower room completes the ground floor. Upstairs, the principal bedroom offers a walk-in wardrobe and beautiful countryside views, while two further double bedrooms and a generously sized single bedroom provide flexible living options. The family bathroom is tastefully fitted. Externally, the property is accessed via the main farm hamlet entrance, with parking conveniently located to the right. A path leads from the parking area, through the well-maintained front garden, which features a lawn, gravel terrace and a summer house. The spacious garden wraps around the property providing a retreat, with mature hedging offering privacy and seclusion to the rear. This house has private drainage. This exceptional cottage is offered with no onward chain, making it an ideal opportunity for those seeking a move-in-ready home in a picturesque rural location.

- Well- Presented Cottage in a Farm Hamlet near Lamberhurst
- Countryside Views
- Convenient Access to Road and Rail Networks
- Double Aspect Sitting Room with Fireplace and Log Burning Stove
- Large Kitchen / Dining Room, ideal for Entertaining
- Double Aspect Utility Room with Outside Access
- Ground Floor Shower Room & First Floor Bathroom
- Principal Bedroom with Walk-In Wardrobe and Countryside Views
- 3 Further Double Bedrooms and 1 Single Bedroom
- Parking





LOCATION:

This property enjoys a most pleasant yet convenient position on the rural fringe of the village, with aspects over adjacent farm land. The house is however about a mile from the village centre which provides day to day amenities and a well-regarded Primary School. Access onto the A21 is within one third of a mile, this connects to the South Coast, London and the M25 orbital motorway network. There are railway stations at Frant (Bells Yew Green) and Paddock Wood which are 5.5 miles and 6 miles respectively, both providing commuter services to London, and the area is generally well served by sport, leisure and recreational facilities together with a mix of state and independent schools for all age groups.

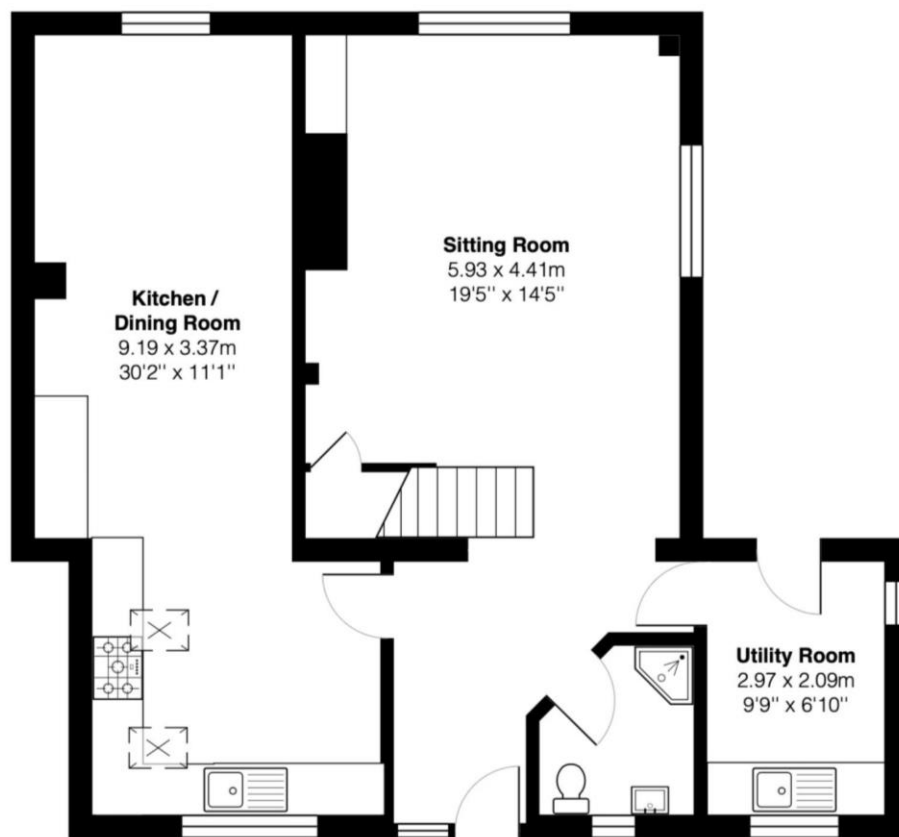
Additional Information:

Council Tax Band: C

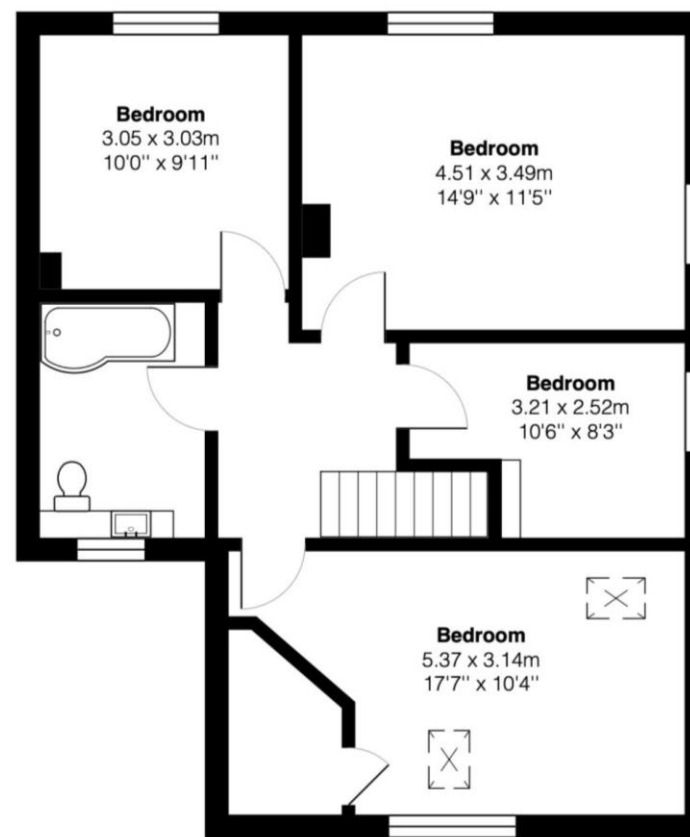


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Gross Internal Area Approx 140.4 sq m / 1511 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	73
EU Directive 2002/91/EC		
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