



3 TANYARD COTTAGES
THE BROADWAY, LAMBERHURST, KENT TN3 8DD



**Lambert
& Foster**

TUNBRIDGE WELLS 8 MILES | GATWICK 40 MILES | WADHURST STATION 5 MILES

3 TANYARD COTTAGES, THE BROADWAY, LAMBERHURST, KENT TN3 8DD

A beautiful four-bedroom family home in immaculate condition throughout with a detached garage and studio with planning permission to extend and convert into an annexe located in the charming village of Lamberhurst in an ideal spot close to the shops yet set well back from the road.

OFFERS IN EXCESS OF £675,000 FREEHOLD



DESCRIPTION

A wonderful opportunity to purchase a beautifully presented four-bedroom family home with ample off-street parking, front and rear gardens, a detached garage with studio above and planning permission for an annexe, located in an ideal position in the popular village of Lamberhurst.

This stunning property has been extensively renovated to an exacting standard throughout. The property has more than 1320 square feet of internal living space and is set over three floors. On the ground floor you find an open-plan kitchen and family room, study/bedroom with an ensuite shower room, utility room, cloakroom and sitting room. On the first floor there are two bedrooms and a family bathroom while a further bedroom with an ensuite shower room can be found on the second floor.

The open-plan kitchen and family room is a wonderful space and a focal point of the property and features bespoke wall and floor cabinets, a large kitchen island, electric ovens and an AGA, while the family room has French doors leading directly to the garden and a vaulted ceiling and recessed spot lighting.

The property has two ensuite shower rooms and a family bathroom, all with excellent specification fixtures and fittings, and all the bedrooms are of excellent proportions with fitted cupboards/wardrobes.



DESCRIPTION CONT.

Outside the property has attractive gardens to the front and to the rear. The front garden is of an excellent size meaning that the property is set well back from the road and is mainly laid to lawn. To the rear you find an attractive patio area, ideal for entertaining al-fresco, which leads on to a large lawn with a variety of mature trees and shrubs.

To the rear of the garden is a detached garage with a studio above. This building has planning permission granted to extend and convert into a self-contained annexe (Tunbridge Wells Borough Council 24/00665/FULL). To the rear of the garage is off-street parking for two cars and there is an agreement with a peppercorn rent in place for further parking of two cars which could (subject to agreement of the relevant parties) be granted to the new purchaser.

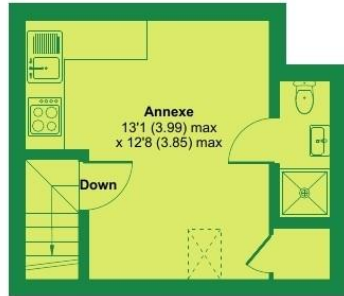
- Four bedrooms
- Planning permission for annexe
- Ample parking
- Village location
- Grade II Listed



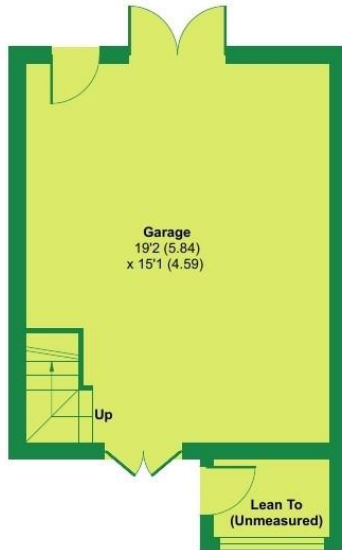


FLOORPLANS

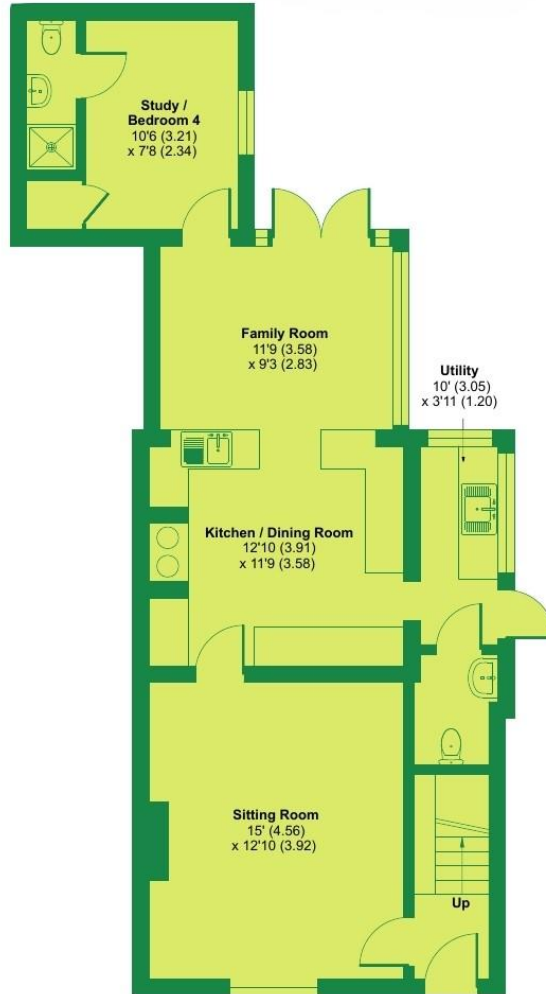
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1321 sq ft / 122.7 sq m (excludes lean to)
 Limited Use Area(s) = 12 sq ft / 1.1 sq m
 Garages = 487 sq ft / 45.2 sq m
 Total = 1820 sq ft / 169 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1182632



VIEWING: By appointment only **SUSSEX OFFICE:** 01435 873999

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil & Electric

BROADBAND & MOBILE COVERAGE: (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: B **EPC:** NA

COVENANTS: Covenants relate to this property please contact the office for more information

FLOOD & EROSION RISK: Property flood history: None

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PROPERTY CHARACTERISTICS: Stone & brick elevations and tile roof



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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