



125

— YEARS OF —

**Lambert
& Foster**



7 FURNACE AVENUE
LAMBERHURST, KENT, TN3 8LB



**Lambert
& Foster**

FRANT STATION 4 MILES | TUNBRIDGE WELLS 7 MILES | GATWICK AIRPORT 30 MILES

7 FURNACE AVENUE, LAMBERHURST, KENT, TN3 8LB

A beautifully presented four-bedroom family home situated in the sought-after village of Lamberhurst, offering spacious accommodation, modern interiors, a versatile outbuilding, beautiful uninterrupted views across the surrounding countryside and a large garden.

ASKING PRICE £650,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to the market this beautifully presented four-bedroom family home situated in the sought-after village of Lamberhurst, offering spacious accommodation, modern interiors, a versatile outbuilding, beautiful uninterrupted views across the surrounding countryside and a large garden.

This impressive semi-detached house provides well-proportioned accommodation extending to approximately 1,468 sq ft, complemented by a detached home office/gym of 181 sq ft. The property combines open-plan modern living with practicality and comfort, perfect for family life and entertaining.

The welcoming entrance hall leads to a generous sitting and dining area, a bright and sociable space with ample room for both relaxing and entertaining. The contemporary kitchen is well fitted with modern units and integrated appliances, designed for both function and style. A utility room and cloakroom complete the ground floor accommodation.

Upstairs, there are four bedrooms and a family bathroom. The main bedroom enjoys views over the garden, while bedrooms two and three are good-sized doubles. The fourth bedroom works well as a single bedroom, nursery, or study. A stylish family bathroom with bath and separate shower completes the layout.



DESCRIPTION CONTINUED

A detached home office or gym provides excellent flexibility for remote working, fitness, or creative use. This well-insulated space offers power, lighting, and views over the garden. The property enjoys a private rear garden with spectacular views across the surrounding countryside, mainly laid to lawn with a terrace for outdoor dining and entertaining. Off-street parking is available to the front.

Lamberhurst is a charming Wealden village surrounded by picturesque countryside and within easy reach of Tunbridge Wells. The village offers a local shop, pub, primary school, and access to the A21 for routes to London and the coast. Mainline rail services are available at Frant and Tunbridge Wells, providing regular trains to London Bridge and Charing Cross.

- Stylish four-bedroom family home
- Spacious open-plan living and dining area with modern fitted kitchen
- Versatile detached outbuilding ideal as a home office or gym
- Large kitchen/dining/family room
- Private rear garden with terrace and off-street parking in front
- Convenient access to Tunbridge Wells, A21 and mainline rail services







FLOORPLANS

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

7 Furnace Avenue, Lamberhurst, Tunbridge Wells, TN3 8LB

Approximate Area = 1468 sq ft / 136.3 sq m

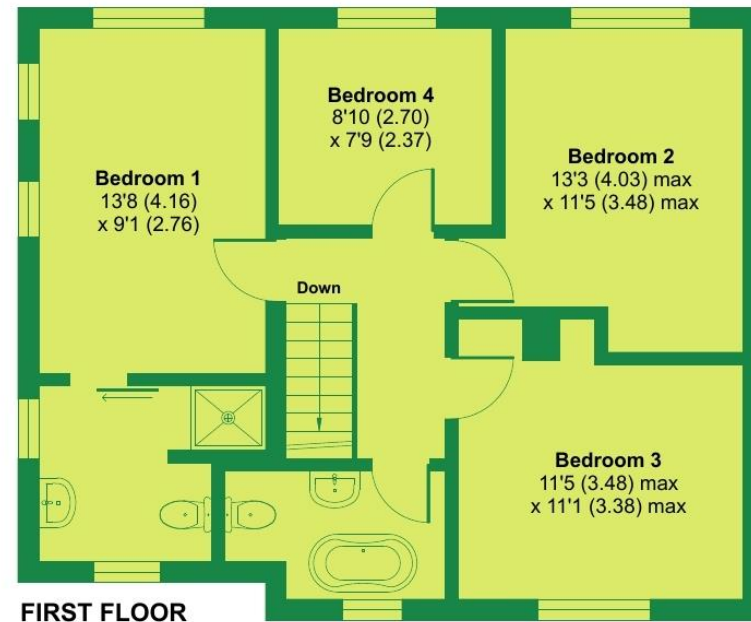
Outbuilding = 181 sq ft / 16.8 sq m

Total = 1649 sq ft / 153.1 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1365574



VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///JUGGLES.BINS.REVISE

TENURE: Freehold

SERVICES & UTILITIES:

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

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: C **EPC:** 60D

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations and slate 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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