



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedroom Period Cottage
- Ever Popular Village Location
- Kitchen/Breakfast Room
- Sitting Room with Log Burner
- Off Road Parking (See Agents Note)
- Energy Efficiency Rating: E

Lamberhurst, Tunbridge Wells

GUIDE PRICE £375,000

woodandpilcher.co.uk

4 Prospect Cottages, Lamberhurst Down, Lamberhurst, Tunbridge Wells, TN3 8HD

Tucked away in the charming and historic village of Lamberhurst this beautifully presented period cottage combines timeless character with modern comfort. From its beamed ceilings and welcoming log burner to its bright garden room and generous garden the property offers a warm and inviting retreat in one of the Weald's most sought after locations. At the centre of the home is the country style kitchen/breakfast room where beams and quality fittings with space for relaxed dining create an inviting setting for family meals or entertaining. There is a cosy sitting room with feature fireplace and log burner which naturally flows into the light filled garden room giving views over the rear garden all year round. Upstairs there are two good sized double bedrooms, one having a tranquil outlook over the rear garden and the second having direct access to the family bathroom providing comfort for guests or family. The rear garden is well arranged with a decked terrace for outside dining, area of lawn and a practical outbuilding which could be used for an office or gym. Off road parking is available to the front of the property.

ENTRANCE:

Via part glazed doorway into:

KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and base units with complementary worktop. Built-in oven with electric hob and extractor fan above. Space for freestanding fridge/freezer and washing machine. Inset sink and drainer with mixer tap. Laminate flooring, radiator with decorative cover. Double glazed window to front.

CLOAKROOM:

Fitted with a low level WC, wall mounted wash hand basin.

SITTING ROOM:

A bright room having a beamed ceiling and laminate flooring. Feature fireplace with log burner and wooden mantle and storage to either side of the chimney breast. Opening into:

GARDEN ROOM:

Double glazed doors and side windows leading onto the rear garden.

FIRST FLOOR:

BEDROOM:

A good sized double bedroom with double glazed windows to the rear, carpet, radiator, part panelling to walls.

BEDROOM:

A further double bedroom with double glazed window to the front, carpet, radiator. Leading into:



FAMILY BATHROOM:

Fitted with a suite comprising a 'P' shaped bath with mixer tap and drench head above with further shower attachment, low level WC, pedestal wash hand basin with tiled splashback and cupboard below. Tiled wood effect flooring, heated towel rail, downlights. Double glazed windows to side and front.

OUTSIDE REAR:

To the rear there is a generous garden which has a paved patio area and steps leading down to the lawn. Fencing and hedging to borders. There is an outbuilding which has light and power and is suitable for use as a home office or hobby room/gym.

OUTSIDE FRONT:

To the front there is an area of lawn and slate walkway where you will find an off road parking space (see Agents Note).

SITUATION:

Lamberhurst is a pretty and historic Kentish village surrounded by good open areas of Wealden countryside. It also offers particularly good access to the A21 trunk road between the M25 and the south coast. The village has a small selection of local shops and amenities including a popular convenience store, a well regarded primary school, a doctors surgery and a post office, as well as a number of flourishing local societies and popular public houses. Tunbridge Wells town centre is some eight miles distant. The larger village of Wadhurst is some four miles distant with a further well regarded primary school, Uplands Community College, two supermarkets and a host of independent retailers. Beyond this, local recreational facilities include a golf club, Bewl Water, Bedgebury Pinetum and good areas of open Wealden countryside.

TENURE: Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

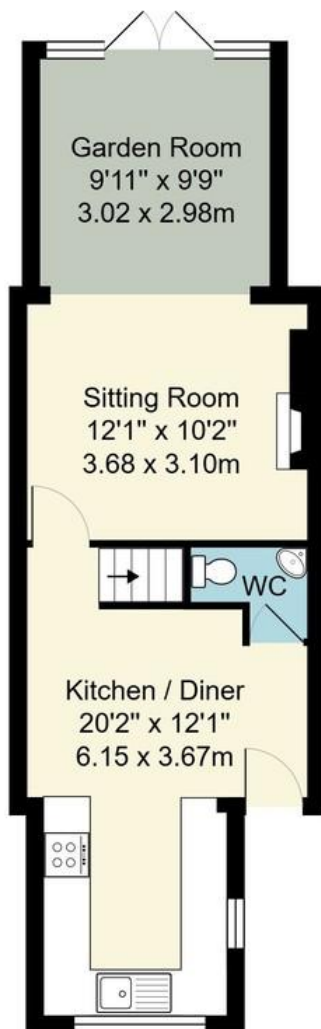
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Electricity & Drainage
Heating - Electric

AGENTS NOTE:

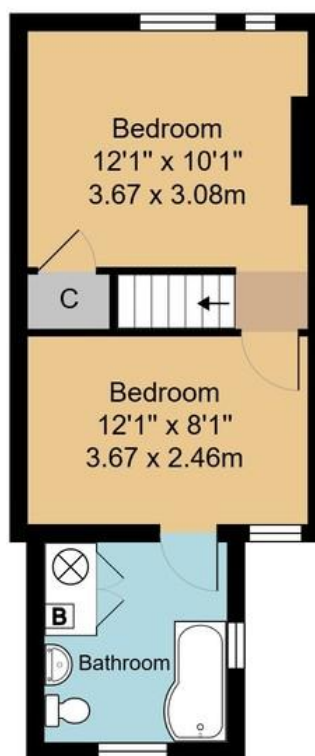
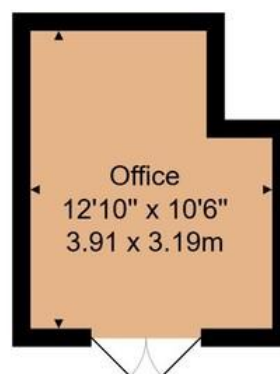
We understand that there is a current agreement in place between the current owners and Lamberhurst Parish Council providing parking to the front of the property for which there is an annual payment due of approximately £20 per annum. We recommend that this is verified by a purchasers solicitor to confirm.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

House Approx. Gross Internal Area 761 sq. ft / 70.7 sq. m
Outbuilding Approx. Internal Area 118 sq. ft / 11.0 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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