



'Our Focus Determines Your Reality'



Goudhurst Road
Lamberhurst
Kent
TN3 9AG



Sitting Room * Kitchen/Dining Room * Utility Room
Ground Floor Shower Room

Principal Bedroom with Walk-in Wardrobe * Three Further Bedrooms
Family Bathroom

Enclosed Garden * Summerhouse
Off Road Parking



GRADE II LISTED FAMILY HOME ON THE GREEN

Attractive, well-presented attached cottage in a rural farm hamlet location on the outskirts of Lamberhurst. Offering a comfortable, light family home with well-proportioned rooms, this once farmworker's cottage enjoys views across the adjoining countryside and is conveniently situated for access to the main road and rail networks.

The accommodation consists of an entrance hall opening into a double aspect sitting room with fireplace and log burning stove, a double aspect kitchen/dining room, double aspect utility room with door to outside, and a shower room on the ground floor.

On the first floor there is a principal bedroom with a walk-in wardrobe, two further double bedrooms and an additional good size single, together with a family bathroom.

The cottage is approached via the drive to the farm hamlet, the parking for the cottage is off to the right of this drive. A path leads from the parking to the cottage across the garden to the front which is laid to lawn with a gravel terrace and a summerhouse. The lawn wraps around the cottage to the garden to the rear. A mature hedge borders the boundary.



MATFIELD

Matfield is a quintessentially Kentish Village based around a Village Green.

Within the Village there is an award-winning butcher/village store, a public house and a Michelin Guide restaurant.

Matfield is approximately 6 miles from Royal Tunbridge Wells for more extensive shopping.

SCHOOLS AND CONNECTIONS

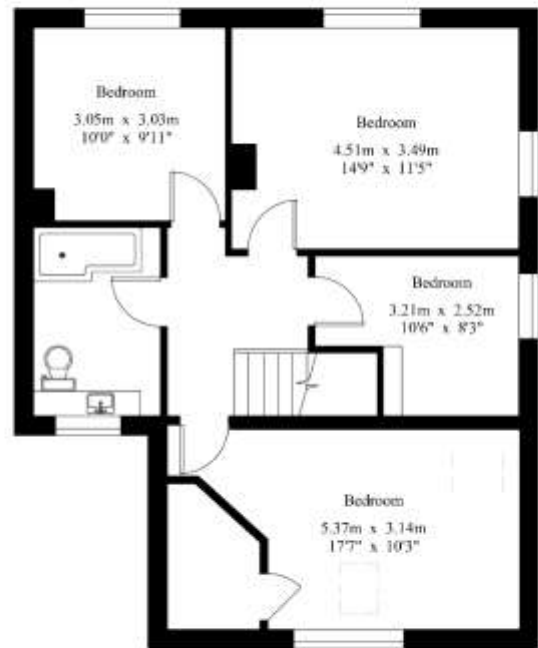
There are excellent educational facilities in the area including grammar, independent, private and primary schools. More details can be obtained by visiting the website www.kent.gov.uk.

The A21 offers excellent links to the M25 and other motorways. Whilst the mainline stations at nearby Paddock Wood, Tonbridge and Tunbridge Wells offer trains to London within the hour, and the Kent coast.



2 Forstal Farm Cottage

Gross Internal Area : 140.4 sq.m (1511 sq.ft.)



SERVICES

Mains electricity and water. Solar Photovoltaic Panels. Electric heating.

Tunbridge Wells Borough Council - Council Tax Band C

EPC Rating: C

Covenants and Easements are in place for this property and full details are contained within the Deeds.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com