



Laundry Cottage

House - Gross Internal Area : 264.5 sq.m (2847 sq.ft.)
Garage - Gross Internal Area : 31.6 sq.m (340 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Laundry Cottage, Little Bayham, Bells Yew Green, Nr Tunbridge Wells
East Sussex TN3 8BD

SUMNER PRIDHAM

An individual detached character house enjoying country views and privacy on the edge of the Bayham Estate, 2 miles to Frant mainline station, 4 miles from Tunbridge Wells, comprehensively converted and extended in 2016, set in a well-stocked landscaped garden.

Hall, Cloakroom, Sitting Room, TV Room, Kitchen/Dining Room, Utility Room, ground floor Bedroom 4 with Ensuite Dressing and Shower Room, large Principal Bedroom with Dressing Room, Bedroom 2, two Bathroom Rooms, Bedroom 3 with Dressing Room, Double Glazed Timber Windows, Oil Fired Central Heating, Garden, Parking Areas, detached Double Garage, Electric Gates. (Total 3187 sq.ft.)

Guide price £1,150,000 Freehold *Chain Free*



Laundry Cottage, Little Bayham, Lamberhurst, Tunbridge Wells, TN3 8BD



Property Description

- ◆ Attractive, beautifully maintained, detached country residence enjoying a private and convenient location to Frant mainline station and Tunbridge Wells.
- ◆ Well-proportioned rooms with tall ceilings; spacious, flexible accommodation arranged over 2 floors.
- ◆ Interesting origins being the laundry to Lord Camden's country house, Bayham Abbey; having been extensively refurbished and extended 10 years ago, now combines period features with modern day living.
- ◆ Fully integrated Stoneham kitchen/dining room, with modern electric Aga and French doors to a beautifully landscaped garden.
- ◆ Majority of the rooms benefit from dual aspect, large attractive timber double glazed windows with county views.
- ◆ Electric double gates enclose a large, gravelled drive and handsome double garage.
- ◆ The attractive front elevation is enhanced by an abundance of climbing roses and jasmine; the front door leads into a double height vaulted hall featuring a galleried landing and wood flooring.
- ◆ Cloakroom with washbasin and WC.
- ◆ Drawing room enjoys a beautiful triple aspect outlook with views and matching pair of French doors out to the garden, fitted log burner and a pair of period style built-in dressers.
- ◆ TV/snug room features tall casement window and wood flooring.
- ◆ Beautifully light, triple aspect kitchen/dining room fitted by David Haugh, with views of the countryside both north and south and onto the garden.
- ◆ There is a curved island unit with breakfast bar and a solid oak surface.
- ◆ The well-designed kitchen includes a soft-edged Corian work surface with large one and a half stainless steel sink plus a comprehensive range of cupboards including corner pull out trays, bins, tall pantry cupboards, and spacious cutlery and box drawers in the island unit.
- ◆ Appliances include a Fisher Paykel fridge freezer, electric 2 oven Aga,



Meile dishwasher, wine fridge; this generous room also has ample space for a large table and chairs and features French doors out to the garden.

- ◆ Utility room has work surface and tall cupboard over sink and drainer, plumbing for washing machine, space for tumble dryer, tiled floor and oil fired floor mounted boiler providing central heating and domestic hot water together with water softener.
- ◆ Double bedroom 4 enjoys a dual aspect with tall windows, walk in dressing room, ensuite bathroom with Matki shower enclosure, pedestal washbasin, WC, heated towel rail and heated tiled floor and tall period window.
- ◆ The impressive turned staircase leads to a galleried landing creating a vantage point down to the hall with east and west facing skylights for natural light and views across the neighbouring countryside.
- ◆ Double bedroom 2 enjoys a dual aspect with attractive views over the garden and towards the Bayham Estate.
- ◆ Bathroom with large Matki shower enclosure, double end bath, WC, pedestal washbasin, heated towel rail and heated tiled floor.
- ◆ Inner landing with 3 useful large storage cupboards.
- ◆ Stunning principal bedroom features exposed brick wall of the former laundry and a wide dormer plus two large rooflights providing attractive county views; adjacent walk-in dressing room which also houses the hot water tank.
- ◆ Shower room with large Matki shower enclosure, WC, washbasin, heated towel rail and heated tiled floor.
- ◆ Double bedroom 3 enjoying a dual aspect with large window and rooflight with walk-in dressing room.

Outside

- ◆ One of the features of this property is its well-stocked garden with several seating/dining areas and access from French doors in the drawing room and kitchen.
- ◆ Laundry Cottage forms an 'L' shape and encloses the garden on 2 sides, it features a substantial timber pergola bounded by 3 well stocked raised beds and surrounded by mature climbing roses and clematis.
- ◆ Two boundaries of the plot are planted with pleached pear trees.
- ◆ The main approach leads to electric arched gates which open into a large, gravelled drive, with double garage beyond, providing excellent parking and turning.
- ◆ Detached garage with mellow day peg tile roof and lap boarded timber elevations, power and LED lights connected with its own isolator switch.

Practicalities

- ◆ Laundry Cottage was comprehensively converted and extended in 2016 after being purchased from the Bayham Abbey Estate.
- ◆ Mains electricity and water connected, private drainage and oil fire central heating.
- ◆ External lights and power points around the house, garage and pergola.
- ◆ Additional note Laundry Cottage can also be approached by a secondary drive on the eastern boundary providing further visitor parking space.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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