Mansard House

5 High Street, Lamberhurst, Kent

Green Lizard
SUCCESSFULLY SELLING HOMES

A most attractive 5 double bedroom Grade II listed semi-detached village house of approximately 1,889sq.ft, situated in the heart of the village. NO CHAIN.

Guide price £575,000 Freehold

Situation: The property is situated in the heart of the pretty village of Lamberhurst, which offers a good range of shops and services for everyday needs including a general store, church, primary school, golf course, a number of popular inns, village hall and a children's playground and playing fields.

For the commuter, the A21 is in close proximity and offers access to both London and the South coast. Rail services can be found in the villages of Frant and Wadhurst and the towns of Paddock Wood and Tunbridge Wells and provide a regular commuter service to London Charing Cross and Cannon Street in approximately an hour. The regional centre of Tunbridge Wells is just 6 miles distant and provides a wide range of amenities including the historic Pantiles, Royal Victoria shopping centre, a retail park, cinema complex and theatres.

The beautiful surrounding countryside includes some excellent walks and local places of interest, including Scotney Castle and Bayham Abbey and for those seeking outdoor pursuits, there is Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description: Mansard House is a substantial Grade II listed village house dating from the 1700s with most attractive external elevations of brick and weatherboard beneath a slate tiled roof. The property has been in the same ownership for over 30 years and benefits from having lovely high ceilings and period features throughout and provides flexible and spacious accommodation of approximately 1,889sq.ft/175.5sq.m. The house has been well maintained yet offers excellent scope for some general updating and remodelling, if required (subject to the necessary consents).

The accommodation is arranged over three floors and includes on the ground floor: a spacious entrance hall with stairs to the first floor and a door leading to a well-proportioned sitting room, which has a superb inglenook fireplace fitted with a wood burner, exposed beams, a pair of large sash windows to the front and steps down to a good-sized dining room, which has a further feature inglenook, storage cupboard, French doors leading out to the garden and sliding door to the kitchen. The kitchen has quarry tiled flooring and is fitted with a range of solid wood wall and base units and has a door to a good-sized conservatory – this space offers excellent scope for remodelling to create an open plan kitchen/dining room. A door from the kitchen leads back to entrance with a door giving access to a wc/cloakroom. On the first floor there are three double bedrooms (one bedroom currently being used as a study) and two shower rooms. On the second floor there is a spacious landing, two further large double bedrooms and an attic space offering scope to create an additional bathroom.

The property is approached off the High Street and has private south east facing rear cottage garden, which is mainly laid to lawn and planted with a variety of mature shrubs and plants. There is a good-sized terrace, a shed and the garden is fully fenced.

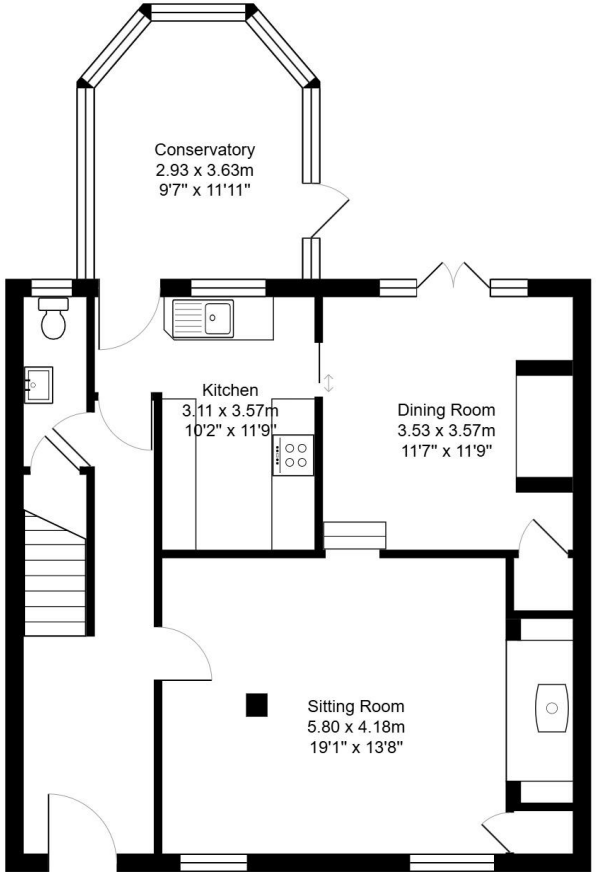
Agents' note: Mansard House has a right of way from Number 6 to the garden
Services: Mains water and electricity. Oil-fired central heating
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Current council tax band: F (£3,310.13 per annum)
Current energy efficiency rating: Exempt
Property address: Mansard House, High Street, Lamberhurst, Kent TN3 8EB

01892 786720 www.greenlizardhomes.co.uk

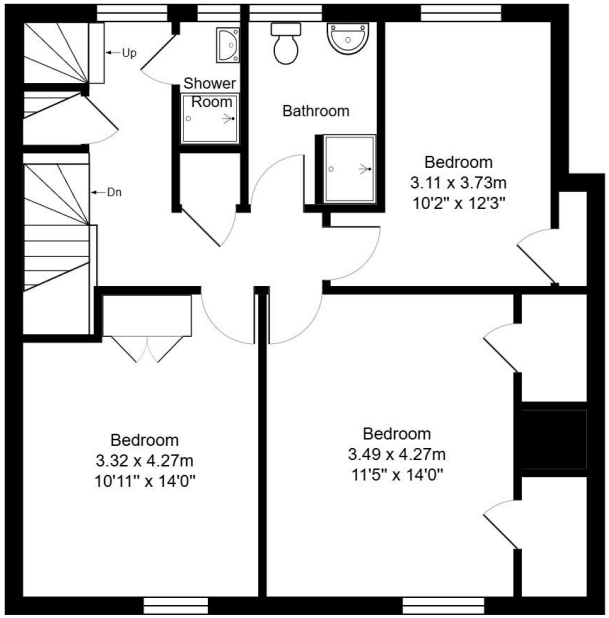
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

Total Area: 175.5 m² ... 1889 ft² (excluding eaves storage)

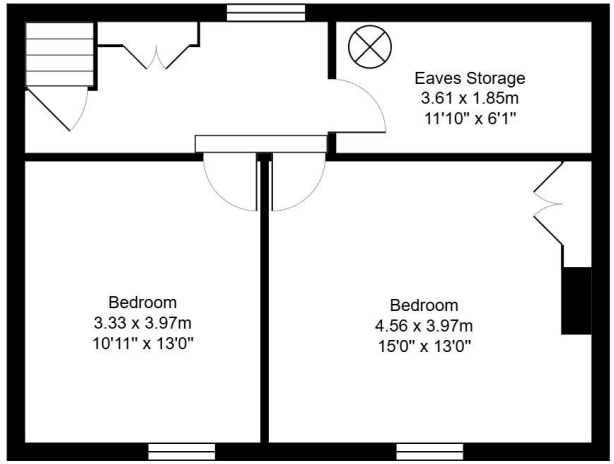
All measurements are approximate and for display purposes only.



Ground Floor
Area: 71.7 m² ... 772 ft²



First Floor
Area: 63.5 m² ... 683 ft²



Second Floor
Area: 40.3 m² ... 433 ft²

Important notice:
These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.

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