



## Eaton Brae

Town Hill, Lamberhurst, Kent



An attractive and well-presented detached 3/4 bedroom converted Victorian chapel of approximately 1,835sq.ft, situated in an elevated position in the heart of the village.

## Guide price £795,000 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:** Eaton Brae is a substantial detached Victorian converted chapel dating from 1886 with attractive external elevations of brick beneath a tiled roof (replaced 17 years ago) and large double-glazed windows throughout. The property benefits from being unlisted with period features and high ceilings, and provides flexible and spacious accommodation of approximately 1,835sq.ft/170.5sq.m. There is also an excellent basement providing an additional 303sq.ft/28.2sq.m of useful space with separate access.

The front door opens to an entrance hall with a door to a part vaulted snug/fourth bedroom with a lovely arch window, double doors leading to a large sitting room, which extends to 23ft and has French Doors leading out to the garden and double doors leading to a dining room. There is a trap door in the sitting room room with a fixed timber ladder leading to the basement, which is used by the current owners as a gym and storeroom with utility area and there is also a separate door leading out to the front. There is a spacious hallway beyond the sitting room and dining room with doors to the rear garden, utility room and downstairs shower room/cloakroom and kitchen/breakfast room. The well-appointed kitchen is fitted with range of shaker style wall and base units. On the first floor there are vaulted ceilings with exposed timbers and three good-sized bedrooms (one with an en-suite) and a family bathroom.

Outside there is off road parking and a double garage, which has storage above and an electric door and pedestrian side door. A gate from the drive gives access to the southwest facing walled garden, which has a terrace and lawn. A path leads to the rear of the house where there is a further terrace.

**Services:** Mains water and electricity. Oil-fired central heating

**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Current council tax band:** F (2025/26: £3,310.13 per annum)

**Current energy efficiency rating:** F

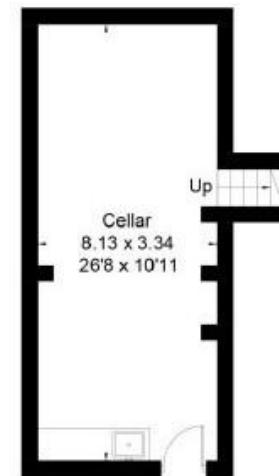
**Property address:** Eaton Brae, Town Hill, Lamberhurst, Kent TN3 8EN



Approximate Floor Area = 170.5 sq m / 1835 sq ft  
 Basement = 28.2 sq m / 303 sq ft  
 Garage = 37.1 sq m / 399 sq ft  
 Total = 235.8 sq m / 2537 sq ft



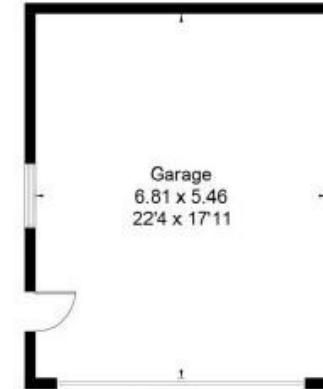
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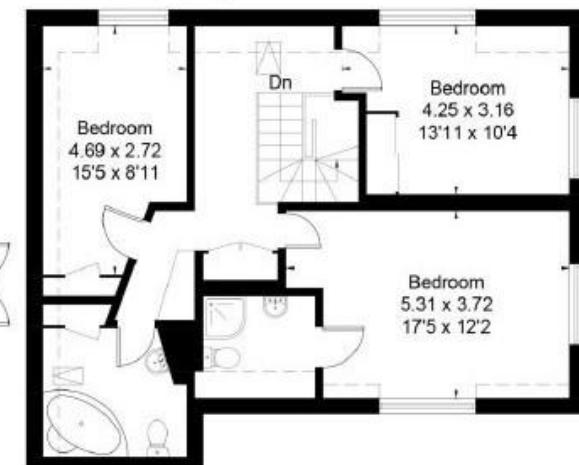
Basement



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

#### Important notice:

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