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Individual Property : Individual Service









A generously proportioned, modern, four bedroom, semi-detached house with ample off-road parking and landscaped garden, located on a quiet road, close to the centre of Lamberhurst village and the local primary school, within easy reach of the A21, the Scotney Estate, Bewl Water and Bedgebury. EPC: E

Guide Price £595,000 Freehold

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BEST ESTATE AGENT GUIDE AWARD WINNER SALES 2024

BEST AGENT GUIDE AWARD WINNER SALES 2025

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BEST ESTATE AGENT GUIDE 2025 : EXCEPTIONAL

BEST ESTATE AGENT GUIDE 2024 : EXCEPTIONAL SALES

Burnett's is a trading name for Burnetts Mayfield LLP (Reg. No. OC340979 VAT Registration No. 901009089) and Burnetts Wadhurst Ltd (Reg. No. 6122343 VAT Registration No 218919481)
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17 Pearse Place

Lamberhurst, Tunbridge Wells, TN3 8EJ

Guide Price £595,000 Freehold

Extended by the present owners in 2017, this 1970s semi-detached house now provides elegant and spacious living accommodation, in a contemporary finish, ideal for modern family requirements.

Located on a quiet, no-through road close to the centre of Lamberhurst and the primary school, the house comes with its own driveway, with ample parking to the rear, a front border with specimen trees/shrubs and hedging and a private, landscaped rear garden.

One can enter via the front door into the welcoming hallway or via the back gate and straight into the kitchen.

The sitting room was extended and now has a part-vaulted ceiling with sky light in addition to the two windows to the front, including a large oriel window with deep sil. This room also features a contemporary wood-burning stove, ideal for cosying up in the winter months.

The kitchen is large enough to accommodate a dining table and chairs and has an outlook over the rear garden. The sleek, grey wall and base units have contrasting composite worktops with integrated oven, induction hob, extractor hood, microwave oven and dishwasher. The adjoining utility room area has space for a tall fridge freezer, washing machine and tumble dryer and has further units and worktop space.

There is also a downstairs WC.

Arranged over the first floor are two generous double bedrooms with built-in wardrobes, a single bedroom/study and the family bathroom with shower mounted over the bath.

The conversion of the loft space has provided a spacious principle bedroom with skylight to the front and large dormer to the rear, from which you can look out over trees and rooftops to the surrounding countryside.

The rear garden is nice and level, with a paved patio immediately outside the back door, a stretch of lawn and a further decked patio to the rear. There is a planted border down one side and a couple of steps down to a further area where there is a raised fish pond, large garden shed and log store.

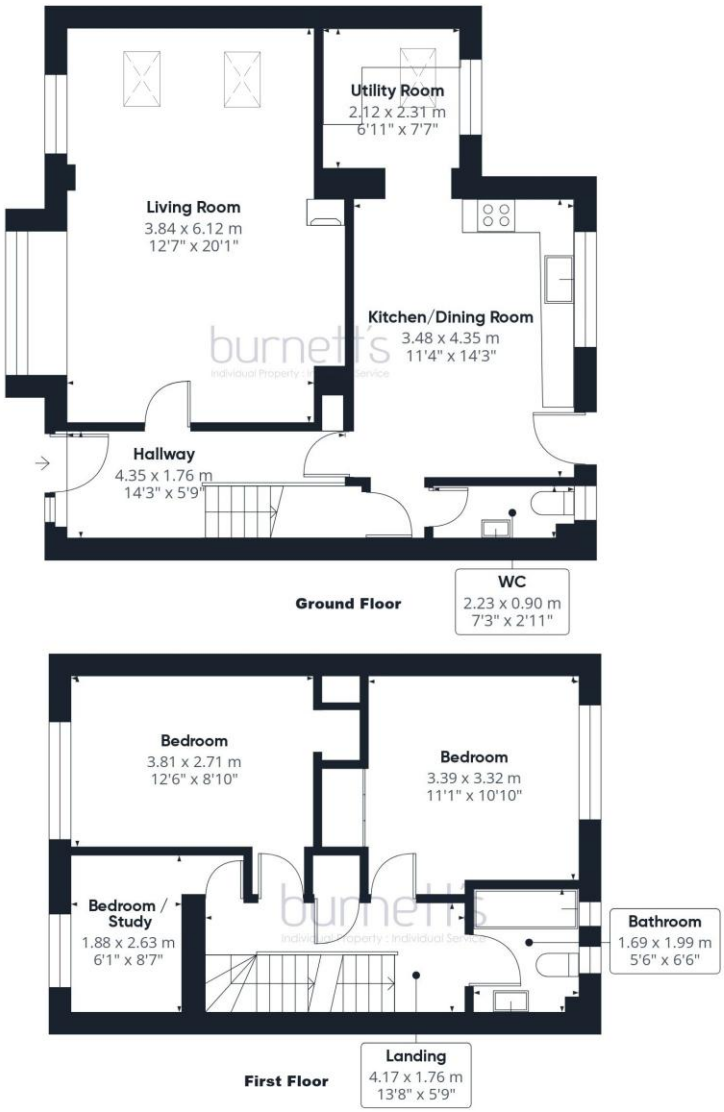
Lamberhurst is a very friendly and pretty little village, set in a valley with the River Tiese running through it. The historic High Street is lined with attractive period properties and retains a local store with Post Office, tea room, a good primary school, a pub, an excellent 18-hole golf course, a recreation ground with children's playground, and a number of local clubs and societies. Just up the hill is Lamberhurst Down, offering a large green space, another pub and a doctors surgery.

The area forms part of the High Weald National Landscape, know for its beautiful countryside, and there are lots of lovely walks nearby, including around the Scotney Estate, Bewl Water Reservoir and Bedgebury Pinetum.

Lamberhurst is located about 7 miles South-East of the lovely Spa town of Royal Tunbridge Wells, offering an extensive range of shops, a theatre, cinema (there are also local cinema nights held at the village hall in Lamberhurst) and various other leisure facilities. It also boasts high achieving grammar schools.

Railway stations can be found at Wadhurst (5 miles), Bells Yew Green (Frant) (4.7 miles), Paddock Wood (7 miles) and Tunbridge Wells (7.5 miles). These provide fast and regular services to London Charing Cross, London Bridge and Canon Street. The A21 is easily accessible within a mile, providing direct links to the M25 to the North and Hastings to the South.

Material Information:
Tunbridge Wells Borough Council. Tax Band D (rates are not expected to rise upon completion).
Electric? Central heating? Mains electricity, water and drainage.
The property is believed to be of brick/block construction with half-tiled elevations and a concrete tiled roof.
We are not aware of any safety issues or cladding issues or of any asbestos at the property.
The property is located within the High Weald National Landscape but falls just outside of the village conservation area.
The title has restrictions and easements. We suggest you seek legal advice on the title.
According to the Government Flood Risk website, there is a very low risk of flooding.
Broadband coverage: we are informed that Superfast broadband is available to the property.
Mobile Coverage: There is variable mobile coverage from various networks (broadband wi-fi calling recommended).
We are not aware of any mining operations in the vicinity.
We are not aware of planning permission for new houses / extensions at any neighbouring properties.
The property does not have step free access.



Approximate total area

118.3 m²

1273 ft²

Reduced headroom

0.7 m²

8 ft²

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	46 E	
21-38	F		
1-20	G		

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.