



DAISY LODGE
THE SLADE, LAMBERHURST, KENT, TN3 8HH



**Lambert
& Foster**

FRANT STATION 4.5 MILES | TUNBRIDGE WELLS 7.8 MILES | GATWICK AIRPORT 30 MILES

DAISY LODGE, THE SLADE, LAMBERHURST, KENT, TN3 8HH

An individual and architecturally striking four/five bedroom detached home, set in an elevated position on the edge of Lamberhurst with far-reaching countryside views, a generous south-west facing garden, ample parking, car port and garage. With planning permission in place to extend and comprehensively modernise, the property offers a rare opportunity to create a substantial contemporary family home in a prime semi-rural setting.

OIRO £695,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this individual and architecturally striking four/five bedroom detached home, set in an elevated position on the edge of Lamberhurst with far-reaching countryside views, a generous south-west facing garden, ample parking, car port and garage. With planning permission in place to extend and comprehensively modernise, the property offers a rare opportunity to create a substantial contemporary family home in a prime semi-rural setting.

The property is approached via a private driveway with parking for multiple vehicles in addition to an integral garage and a car port. The front garden is laid to lawn with mature hedging and established planting, providing both screening and kerb appeal.

The principal entrance is accessed via external steps leading to a split-level hallway. The layout is cleverly arranged to maximise the elevated rear aspect and views across adjoining countryside.

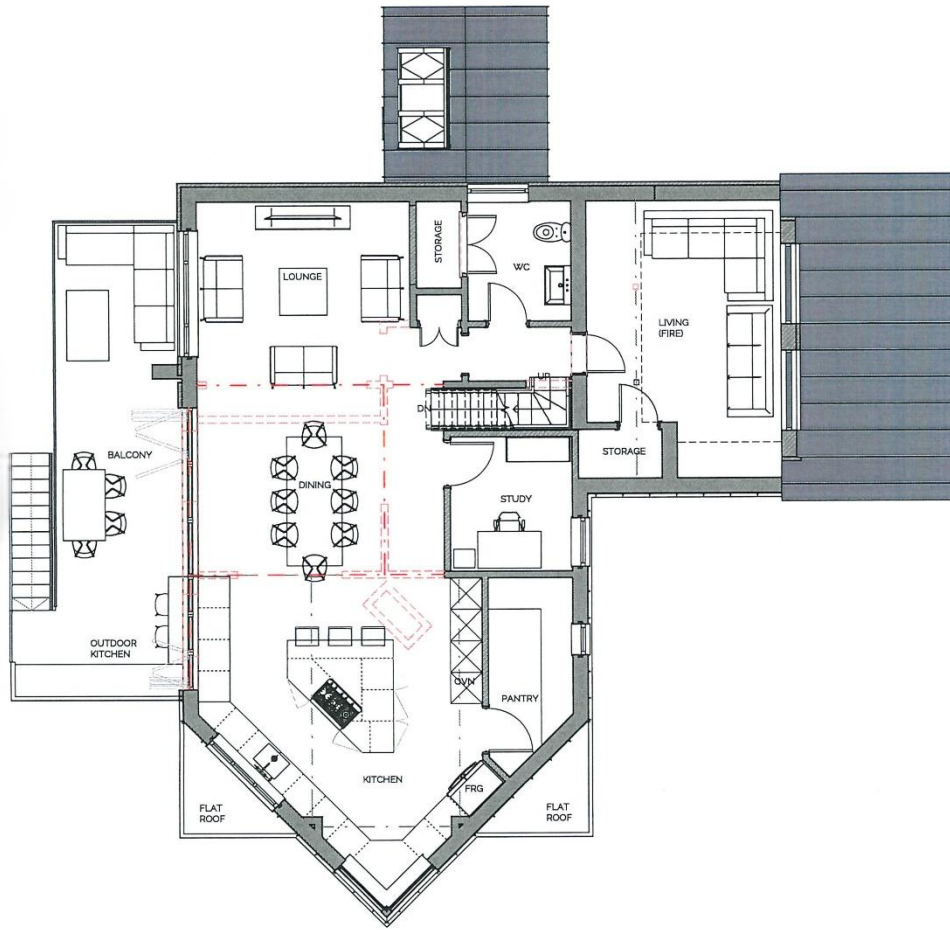
On the upper level, the impressive L-shaped sitting/dining room forms the heart of the home. Positioned to take full advantage of the outlook, sliding doors open onto a balcony overlooking the expansive rear garden and open fields beyond. This is a wonderfully light and airy space, ideal for both everyday living and entertaining. Also on the first floor you find an office, family bathroom and two double bedrooms.

CGI ILLUSTRATION OF APPROVED PROPOSED PLANS

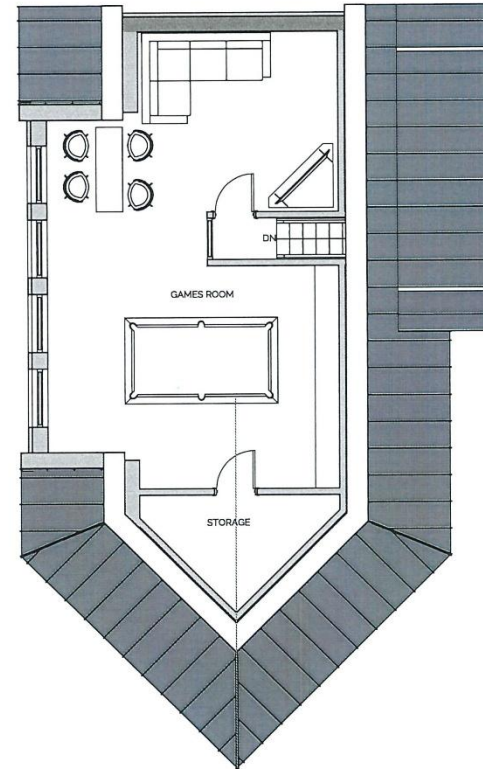








4 PROPOSED - FIRST FLOOR PLAN
SCALE: 1:50



1 PROPOSED - SECOND FLOOR PLAN
SCALE: 1:50

DESCRIPTION CONTINUED

Stairs lead down to the ground floor where the accommodation becomes particularly versatile. The kitchen/dining room is well-proportioned with ample work surfaces, wall and base cabinetry, double eye-level ovens and electric hob. There is space for a substantial dining table, while the adjoining utility room houses laundry appliances and provides direct access to the garden. Also on the ground floor you find three double bedrooms and a shower room.

The true standout feature of Daisy Lodge is the glorious south-west facing rear garden. Bordered by post and rail fencing and backing directly onto open countryside, it offers an exceptional sense of space. The garden wraps around the property and can be accessed from both sides, providing flexibility for landscaping, entertaining areas or future enhancement.

PLANNING

The current owners have secured planning permission to extend and remodel the property, significantly enhancing both footprint and layout. Copies of the existing and proposed floor plans are available, clearly illustrating the scope to transform an already appealing home into a substantial, design-led family residence. REF: 23/00644/FULL (Tunbridge Wells Borough Council).

LOCATION

Lamberhurst is a highly regarded village approximately 7.5 miles south of Royal Tunbridge Wells. The village offers a primary school, golf club, parish church, village shop and popular public houses, along with access to extensive country walks and surrounding countryside. It is also well known for its vineyard and attractive rural setting.

Lamberhurst St Mary's C of E Primary School (Ofsted rated Good) is approximately 0.7 miles away. Several well-regarded secondary schools, including Uplands Academy in Wadhurst and Bennett Memorial in Tunbridge Wells, operate bus services from stops close to the property.

Frant mainline station (approximately 4.5 miles) provides regular services to London Bridge, Cannon Street and Charing Cross in just over an hour. The A21 is easily accessible, linking north to the M25 and wider motorway network, as well as Gatwick and Heathrow airports, and south towards the coast at Hastings.





FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

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Approximate Area = 2043 sq ft / 189.8 sq m (excludes carport)

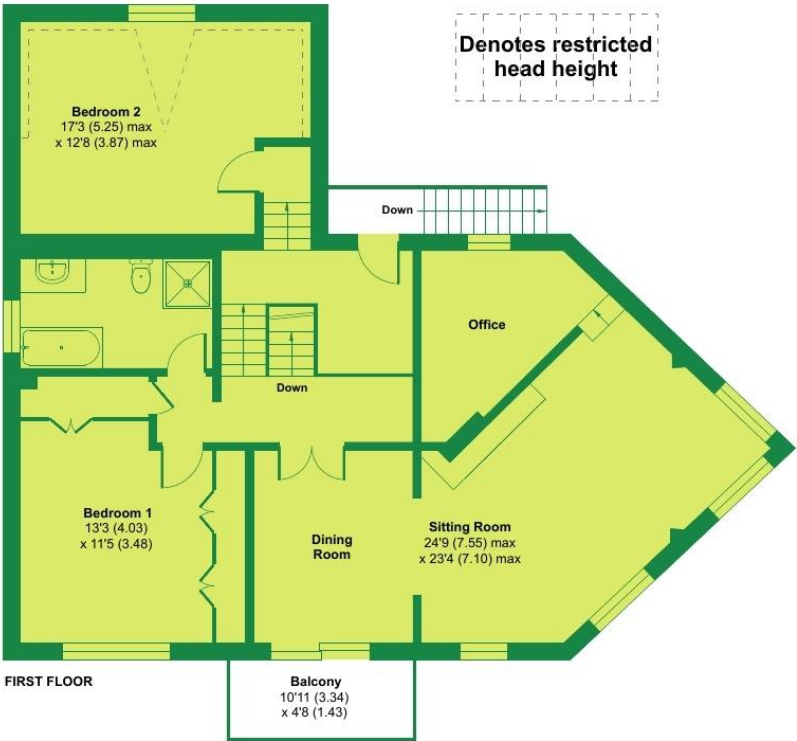
Limited Use Area(s) = 25 sq ft / 2.3 sq m

Garage = 218 sq ft / 20.2 sq m

Outbuilding = 34 sq ft / 3.1 sq m

Total = 2320 sq ft / 215.4 sq m

For identification only - Not to scale





VIEWING: By appointment only. **Sussex Office:** 01435 873999.

WHAT3WORDS: ///REDRESS.REJOIN.SCARF

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Oil

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band G **EPC:** E (52)

COVENANTS: Covenants Relate to this property please contact the office for more information.

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations & tiled roof

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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