



125

— YEARS OF —

**Lambert  
& Foster**



**INVICTA HOUSE**  
FURNACE LANE, LAMBERHURST, KENT, TN3 8LA



**Lambert  
& Foster**

FRANT STATION 4 MILES | TUNBRIDGE WELLS 7 MILES | GATWICK AIRPORT 30 MILES

## INVICTA HOUSE, FURNACE LANE, KENT, TN3 8LA

A beautifully presented four-bedroom detached family home arranged over two floors with parking for numerous cars in a convenient position in the village of Lamberhurst with an additional self-contained two-bedroom annexe.

ASKING PRICE £895,000 FREEHOLD



### DESCRIPTION

Lambert & Foster are delighted to bring to the market this beautifully presented four-bedroom detached family home arranged over two floors with parking for numerous cars in a convenient position in the village of Lamberhurst with an additional self-contained two-bedroom annexe.

Invicta House offers comfortable, light-filled family living over two floors, with a flexible layout that suits modern life. The property sits back from the lane behind a wide gravelled drive with space for numerous cars and enjoys open rural views over neighbouring vineyards.

The main house is arranged around a bright and sociable kitchen/dining/sitting space, fitted with bespoke cabinetry and opening into a reception room. This is a warm, welcoming space with French doors leading straight out to the garden. A second sitting room provides further living space, ideal for families wanting separate zones for work, TV or play. There is also two useful utility rooms and a double bedroom on the ground floor. Upstairs are three further bedrooms, all well-proportioned, together with a contemporary family bathroom. Several rooms enjoy far-reaching views, and the layout allows for an easy balance between children's bedrooms, a study, and a principal suite.

The self-contained annexe is entirely independent, offering a spacious kitchen/dining/sitting room on the ground floor and two double bedrooms on the first floor. It is ideal for multi-generational living, visiting family, a nanny, or as a private workspace.



## DESCRIPTION CONTINUED

Outside, the garden wraps around the property and includes extensive lawned areas, mature planting, and shaded spots beneath established trees. To the rear, the property looks across open countryside—an attractive backdrop in all seasons.

Lamberhurst is a charming Wealden village surrounded by picturesque countryside and within easy reach of Tunbridge Wells. The village offers a local shop, pub, primary school, and access to the A21 for routes to London and the coast. Mainline rail services are available at Frant and Tunbridge Wells, providing regular trains to London Bridge and Charing Cross.

- Four bedrooms & a two-bedroom annexe
- Landscaped garden
- Three bathrooms
- Large kitchen/dining room
- Ample parking
- Private garden with views







## FLOORPLANS

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

# Invicta House, Furnace Lane, Lamberhurst, Tunbridge Wells, TN3 8LA

Approximate Area = 1563 sq ft / 145.2 sq m

Annexe = 814 sq ft / 75.6 sq m

Total = 2377 sq ft / 220.8 sq m

For identification only - Not to scale



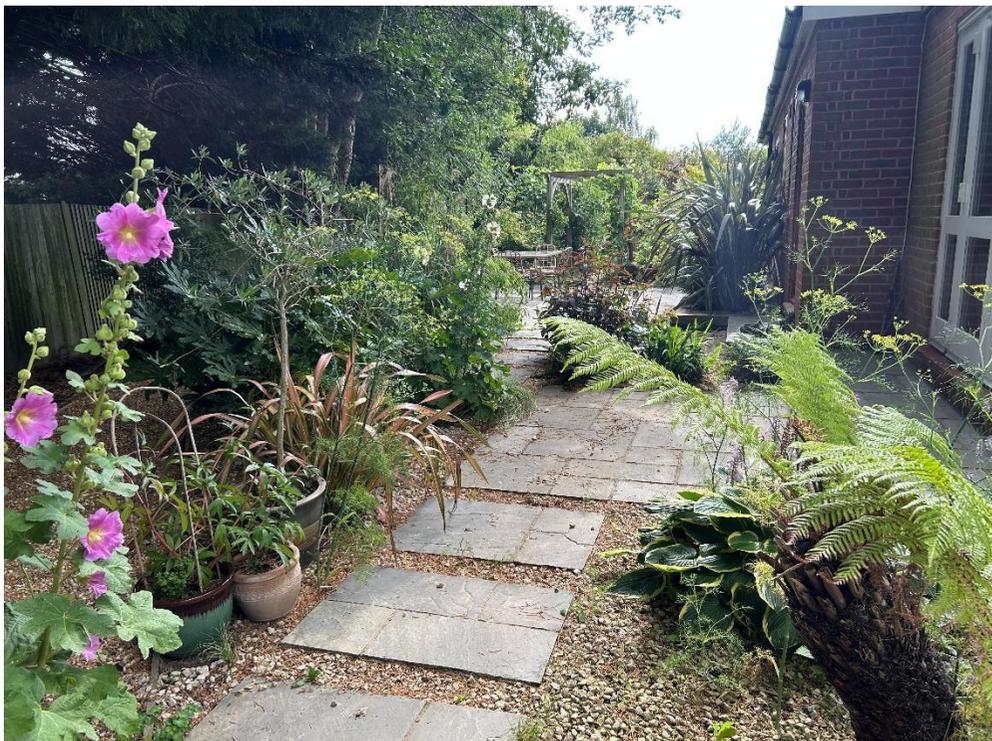
GROUND FLOOR



FIRST FLOOR







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

**WHAT3WORDS:** ///EAGLE.SHOOK.MIXTURE

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity:** Mains

**Water:** Mains

**Sewerage:** Mains

**Heating:** Electric

**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](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX HOUSE:** D **COUNCIL TAX ANNEXE:** B

**EPC HOUSE:** F (36) **EPC HOUSE:** E (43)

**FLOOD & EROSION RISK:** Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick & weatherboard 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.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

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