



An enchanting, detached, Grade II listed, period cottage, set up high on a bank looking down over the quaint village of Lamberhurst. Comprising: three double bedrooms, bathroom, two reception rooms, kitchen/breakfast room, detached studio with shower room and garden stores. Sitting in a plot of about  $\frac{3}{4}$  of an acre with off-road parking and well screened gardens. EPC Rating: E

Guide Price : £700,000 Freehold

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# Sunnybank

Town Hill, Lamberhurst, TN3 8EL

Guide Price £700,000 Freehold

Sunnybank is a most attractive period house, set up high on a bank looking down over the village of Lamberhurst. It occupies a plot of about 0.76 of an acre, about half an acre of which are gardens that wrap around the centrally positioned house. The remainder flanks the driveway leading up to a parking area for the house.

The gardens are laid to lawn with a patio area to the rear, mature trees to the perimeter, a garden shed and two larger garden stores. To the rear of the house is a detached outbuilding, ideal for use as a studio or home office, with a vaulted ceiling and the added benefit of a shower room. There are views from the gardens looking down over the village.

The house itself has blue headed flemish bond brick elevations with sandstone quoining and window hood moulds. There are three octagonal chimney stacks, a bay window to the front and cat-slide roof to the rear, giving this house a Gothic-Tudor appearance.

Inside, the accommodation is arranged with three rooms downstairs, plus the bathroom and utility room, and three rooms upstairs, all fairly evenly sized and with good ceiling heights.

A gated pathway leads from the parking area to the kitchen, stable-style door. The kitchen is fitted with cream wall and base units with varnished wooden worktops and tiled splashbacks. There is a Belfast sink with spray hose mixer tap, Britannia stainless steel electric range cooker with splashback and extractor hood over and an integrated undermount fridge. There is also space for a dishwasher. The adjoining utility room has space for a washing machine and tumble dryer. The kitchen has wood effect flooring and space for a dining table and chairs.

Leading off the kitchen is the first reception room, which features a large inglenook fireplace housing a woodburning stove. The main front door opens out to a covered porch and path to Town Hill.

The second, double aspect reception room has a bay window to the front and a feature fireplace with tile inserts and a woodburner on a marble hearth with built-in cupboards and shelves each side.

The bathroom is located on the ground floor and is fitted with a white suite including a panelled bath with shower over, WC and washbasin. It has wood effect flooring and a heated towel rail.

Upstairs, there are three double bedrooms leading off the landing, two of which have built-in cupboards/wardrobes and one that features a decorative fireplace.

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 is designated as one of Outstanding Natural Beauty and there are lots of lovely walks nearby. Nearby attractions include Scotney Castle, Bewl Reservoir, Bedgebury Pinetum and Bayham Abbey.

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 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 G (rates are not expected to rise upon completion).

Oil fired central heating. Mains electricity, water and sewerage.

The property is believed to be of single-skin brick construction with sandstone detailing and a Kent peg tile roof, including a cat-slide to the rear.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the High Weald AONB and Lamberhurst 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.

According to Ofcom, Superfast broadband is available to the property.

According to Ofcom, mobile coverage may be limited indoors but best from EE and Three.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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