



125

— YEARS OF —

**Lambert
& Foster**



HOGHOLE LANE COTTAGE
HOGHOLE LANE, LAMBERHURST, KENT, TN3 8BN



**Lambert
& Foster**

GATWICK AIRPORT 41 MILES | TUNBRIDGE WELLS 6.9 MILES | WADHURST STATION 4.1 MILES

HOGHOLE LANE COTTAGE, HOGHOLE LANE, LAMBERHURST, KENT, TN3 8BN

A beautifully presented, detached, three/four-bedroom family home in an idyllic rural location with wonderful, landscaped gardens of approximately 0.5 acres and two detached garages, ample parking, and a workshop near the popular village of Lamberhurst.

OFFERS IN EXCESS OF £1,100,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this immaculately presented three/four-bedroom family home with two detached garages, ample parking, and a workshop in a truly beautiful rural position on a quiet county lane near Lamberhurst in approximately 0.5 acres (TBV) of landscaped gardens.

This bright and spacious character country home is unlisted and has been fully renovated by the current owners including two newly installed family bathrooms and double-glazed windows throughout.

Set over two floors with just under 1900 sq. ft. of internal living space the property has, on the ground floor, a kitchen, dining room, sitting room, study, entrance hall and cloakroom. On the first floor you find three double bedrooms, with the principal bedroom having a large dressing room which could be converted into a fourth bedroom as required subject to the relevant permissions, and two bathrooms.

Entering through the front door you arrive in a large hallway with a vaulted ceiling above the stairs which take you to the first floor. In the hallway is a cloak room while doors lead you to a study and the sitting room. The study is a well-proportioned space with dual-aspect windows while the L-shaped dual-aspect sitting room is a fantastic family room with exposed beams and an angle nook fireplace housing a wood burning stove and French doors leading directly to the beautiful garden.



DESCRIPTION CONTINUED

From the sitting room you enter the kitchen – a bright triple-aspect space with bespoke wall and floor cabinets, granite worktops and integrated appliances. There is a range cooker, a dresser unit with wine rack, a utility area and a door leading directly to the garden. Adjacent to the kitchen, accessed via the living room, is a dining room.

There is a second set of stairs leading to the first floor adjacent to the kitchen. On the first floor you find three double bedrooms and two-family bathrooms. The bathrooms have only recently been renovated to an excellent standard with modern fixtures and fittings. The principal bedroom incorporates a dressing room area which could easily, subject to the relevant permissions, be made into a fourth bedroom with a partition wall.

Outside, the garden is a particular feature of the property and is a truly tranquil space in which to relax with an abundance of mature trees, borders and shrubs and is mainly laid to lawn. There are two detached garages, one with a workshop attached, while the other has a room which would make an ideal home office space as required. There are also two private driveways with ample parking.





FLOORPLANS

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

Hoghole Lane Cottage, Hoghole Lane, Lamberhurst, Tunbridge Wells, TN3 8BN

Approximate Area = 1852 sq ft / 172 sq m

Limited Use Area(s) = 34 sq ft / 3.1 sq m

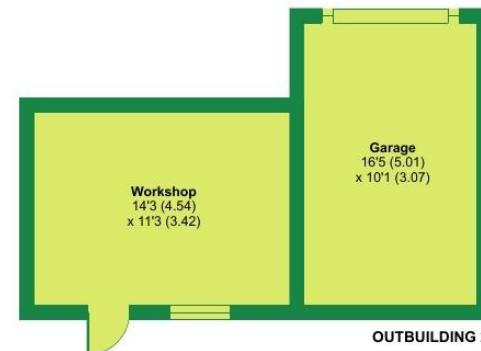
Outbuildings & Garages = 606 sq ft / 56.2 sq m

Total = 2492 sq ft / 231.3 sq m

For identification only - Not to scale



Denotes restricted
head height





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

WHAT3WORDS: ///ENJOY.CLOUDS.FABRIC

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Septic **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 (53)

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

PHYSICAL CHARACTERISTICS: Brick elevation with 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.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark

naea | propertymark

PROPERTY PROFESSIONALS FOR OVER 120 YEARS