



7 The Slade
Lamberhurst, Kent

An attractive and beautifully presented 4-bedroom semi-detached house, situated in a convenient semi-rural location on the edge of the village. NO CHAIN.

Guide price £595,000 Freehold

Situation: The property is in a convenient semi-rural location on the outskirts of the much sought after village of Lamberhurst, which offers a good range of shops and services for everyday needs including a general store, church, primary school, golf course, a number of popular inns, village hall and a children's playground and playing fields.

For the commuter, rail services can be found in the villages of Frant and Wadhurst and the towns of Paddock Wood and Tunbridge Wells and provide a regular commuter service to London Charing Cross and Cannon Street in approximately an hour. The A21 is also within close proximity and offers access to both London and the South coast, and Tunbridge Wells is just 6 miles distant and provides a wide range of amenities including the historic Pantiles, Royal Victoria shopping centre, a retail park, cinema complex and theatres.

The beautiful surrounding countryside includes some excellent walks and local places of interest, including Scotney Castle and Bayham Abbey and for those seeking outdoor pursuits, there is Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description: 7 The Slade is an immaculately presented and semi-detached house with attractive tile hung and brick external elevations beneath a tiled roof and double-glazed windows and doors throughout. The property benefits from having been completely remodelled, extended and refurbished in recent years to a very high standard and provides spacious and flexible accommodation of approximately 1,275sq.ft/ 118.4sq.m.

Arranged over three floors the accommodation includes: a good-sized sitting room with oak flooring (that continues through to the dining room), a bay window overlooking the driveway and an attractive fireplace fitted with a wood burning stove. A sliding door leads to the dining room with staircase to the first floor and understairs storage; the dining room is open plan to a lovely kitchen/breakfast room fitted with an extensive range of shaker style wall and base units with solid oak work surfaces, Butler sink, range cooker and breakfast bar. There are bi-folding doors leading out to the terrace and garden and a further door leads to a utility room, which has a vaulted ceiling with skylight, sink, a further range of shaker style wall and base units with oak work surfaces, space for appliances, and a door to a cloakroom. On the first floor there are three bedrooms – the main bedroom has a lovely outlook over the garden and an ensuite shower room – and there is also a well-appointed family bathroom. On the second floor is a further double bedroom with eaves storage and a study area.

To the front is a gravel driveway providing parking for two cars with a path leading long the side of the property, which gives access to the landscaped rear garden. The garden is southeast facing and has a large terrace, ideal for outdoor entertaining, a good-sized lawn and is fenced on all sides with mature trees and has two garden sheds.

Services: Mains water, drainage and electricity. Oil-fired central heating. Ultrafast broadband.

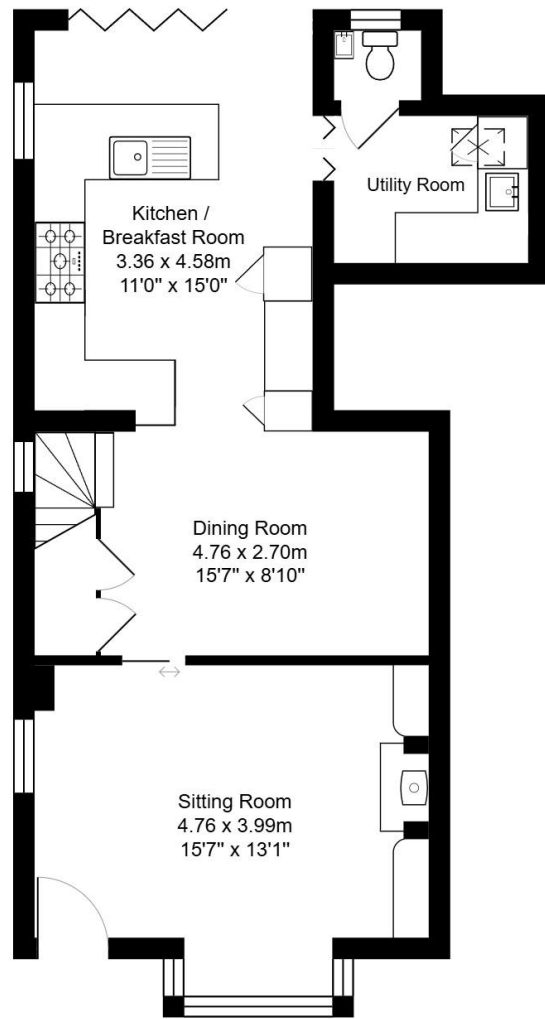
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Current council tax band: D (2026/27 - £2,384.79 per annum)

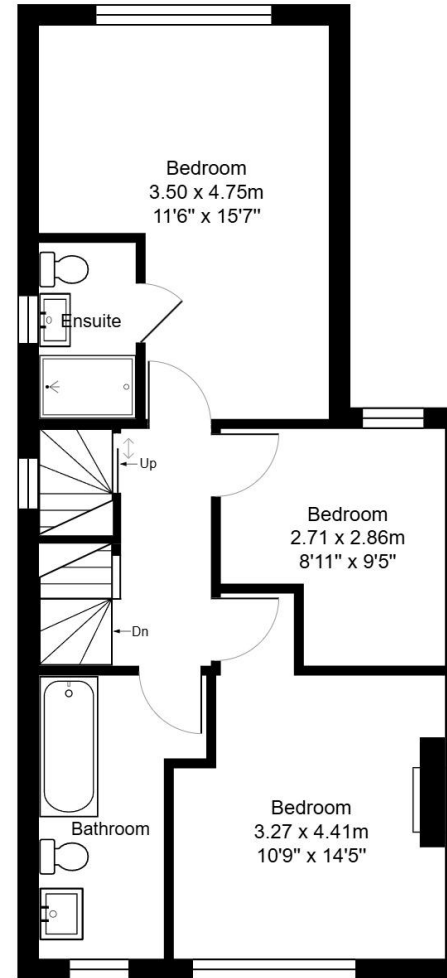
Current energy efficiency rating: D

Property address: 7 The Slade, Lamberhurst, Kent TN3 8HH

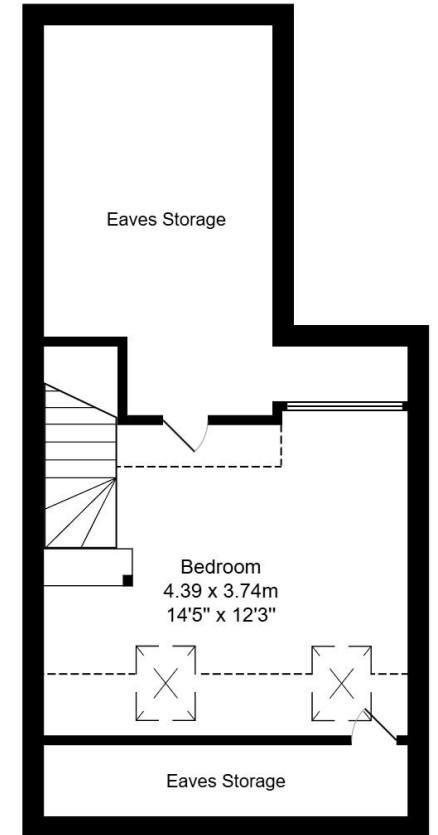




Ground Floor
Area: 52.5 m² ... 565 ft²



First Floor
Area: 48.4 m² ... 521 ft²



Second Floor
Area: 17.5 m² ... 189 ft²



Total Area: 118.4 m² ... 1275 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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