



2 Snagswell Cottages

Clayhill Road, Lamberhurst, Kent

An exceptionally pretty 3-bedroom Grade II listed semi-detached cottage, situated off a small lane in a wonderful rural position with a lovely outlook over its garden and adjoining countryside, within easy reach amenities. NO CHAIN.

Offers in excess of £600,000 Freehold

Situation: The property is situated in a wonderful rural position backing onto farmland in a quiet position off a small lane just 2 miles from Lamberhurst village, 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, the A21 is within 0.9 miles and offers access to both London and the South coast. Rail services can be found in Frant village (4 miles distant) and the towns of Paddock Wood and Tunbridge Wells (both 6 miles distant), which all provide a regular commuter service to London Charing Cross and Cannon Street in approximately an hour. The regional centre of Tunbridge Wells also 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 walking 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: 2 Snagswell Cottages is a pretty Grade II listed cottage dating from 1755 with most attractive external elevations of weatherboard and brick beneath a tiled roof. The property benefits from good natural light and enjoys a lovely outlook from most of its rooms over its gardens and adjoining countryside. The cottage has period features throughout, including exposed beams and a lovely inglenook fireplace, and provides spacious accommodation of approximately 1,321sq.ft/122.7sq.m of much character and charm.

The accommodation is arranged over three floors and includes on the ground floor: an entrance lobby with plenty of space for coats/shoes and a cloakroom, an entrance hall with stairs to the first floor, slate flooring, and an opening to a vaulted, triple aspect kitchen/breakfast room with French doors leading out to a terrace and the garden. The kitchen is fitted with a range of shaker style wall and base units with solid wood worksurfaces, breakfast bar, attractive brick fireplace fitted with an oil-fired Rayburn (also providing heating and hot water). There is a double aspect study/snug with quarry tiled flooring and an exposed brick and sandstone chimney breast and a good-sized, double aspect sitting/dining room, which has a superb inglenook fireplace fitted with a wood burner, exposed beams, windows to the front and French doors leading out to the terrace and garden. On the first floor there are three bedrooms (two doubles and a single) and a bathroom. The main bedroom has built in wardrobes and stairs leading to one of the attic rooms. The second attic room is accessed from separate stairs on the landing.

The property is approached off the lane through gates with parking for several cars and an EV charging point. The well-established west facing gardens extend to approximately 0.2 acres and wrap around the cottage on all sides. Mainly laid to lawn, there is with a variety of mature shrubs and trees, a terrace, ideal for outdoor entertaining, and the garden backs onto farmland.

Services: Mains water and electricity. Oil-fired central heating

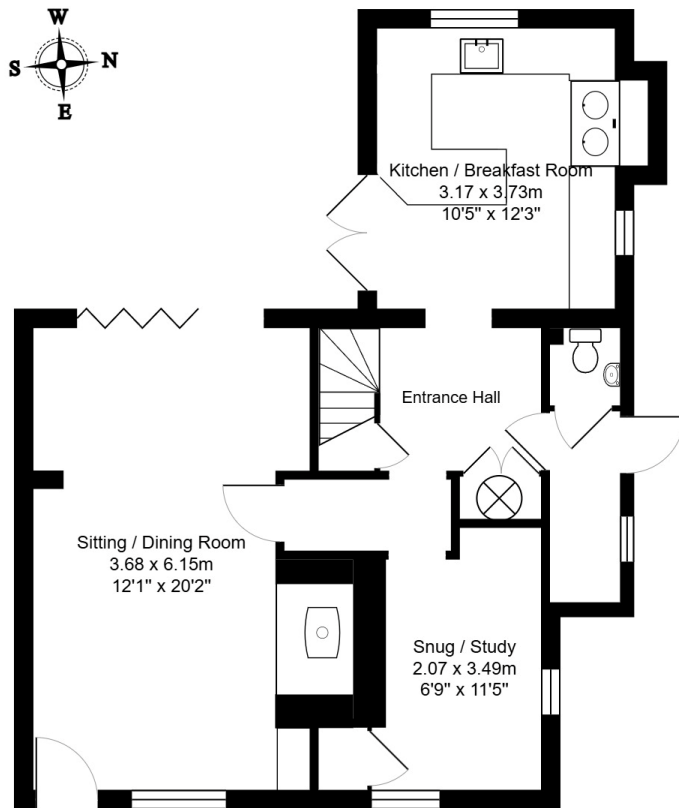
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Current council tax band: F (£3,444.69 per annum)

Current energy efficiency rating: Exempt

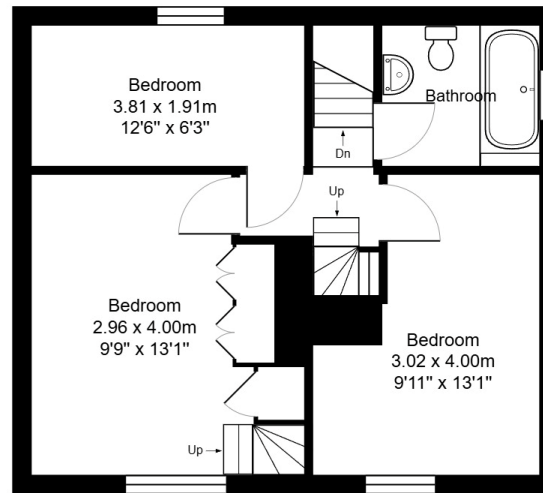
Property address: 2 Snagswell Cottages, Clayhill Road, Lamberhurst, Tunbridge Wells, Kent TN3 8AZ



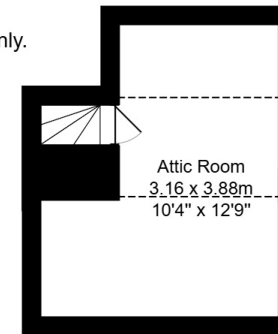


Ground Floor
Area: 58.7 m² ... 632 ft²

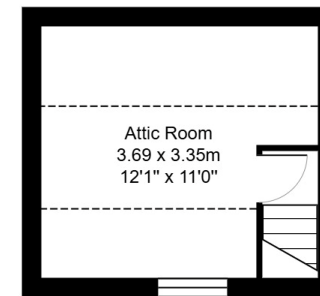
Total Area: 122.7 m² ... 1321 ft²
All measurements are approximate and for display purposes only.



First Floor
Area: 40.5 m² ... 436 ft²



Second Floor
Area: 11.1 m² ... 120 ft²



Second Floor
Area: 12.4 m² ... 133 ft²



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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