



Romney
Furnace Lane | Lamberhurst | Kent | TN3 8LD

 FINE & COUNTRY





Step inside

Romney

If you love the idea of rural living but want easy access to towns, villages and the station, this charming, detached family home could be top of your list. It is immediately available with no forward chain and situated in the High Weald Area of Outstanding Natural Beauty (now the National Landscape) with stunning and uninterrupted views over Lamberhurst vineyard and the countryside beyond. At the same time, you are close enough to Lamberhurst to stroll into the centre of the village with its wide variety of amenities and only a few miles from the historic spa town of Royal Tunbridge Wells.

The property is set well back from the road and approached via a five-bar gate leading to a gravel driveway providing plenty of space for off road parking. It is bordered by a front lawn with a colourful flowerbed and surrounded by high hedging, providing privacy from the neighbouring properties.

Sliding patio doors open into a porch leading to the hallway with stairs to the first floor and solid wood flooring that flows through to the superb open plan, triple aspect reception areas. These include the sitting room and dining room with a large Contura log burner and a storage cupboard as well as the family space with a feature brick wall and patio doors that open onto the rear south facing garden.

There is also a useful cloakroom and the 21ft triple aspect kitchen/ breakfast room with a Rangemaster cooker and an induction hob, a Miele extractor and contemporary units with stainless steel worktops housing a fridge and freezer, dishwasher and wine cooler as well as a peninsular breakfast bar.

The first-floor landing includes wood flooring, a linen cupboard and ladder access to the very substantial loft that could be converted to provide additional accommodation such as a large principal suite, extra bedrooms or offices. There is a modern family shower room and four bedrooms that all provide wonderful views over the vineyards and the far-reaching countryside. There is a single bedroom with a built-in cupboard and hanging rail that could also be a nursery or an excellent office, as well as three double bedrooms. These include one with fitted cupboards and wood flooring and another with built in wardrobes as well as the principal suite. This has recessed lighting and features a trendy bathroom with a bath and sophisticated shower over as well as a vanity basin.

If you enjoy 'the great outdoors' the rear garden is a delight. It has two decked terraces where you can revel in the views over the rest of the garden and the vista beyond and invite friends and family to a barbecue and outdoor entertaining. There are impressive, raised shrub beds and steps leading to the upper garden where you will find a spacious lawn interspersed with mature fruit trees surrounded by a high hedge that backs onto fields. As the gardens are very long it would also be possible to extend the ground floor if required.



Seller Insight

“ *This delightful property is in a wonderful position with the vineyard and countryside at the front and the rear. I have thoroughly enjoyed updating it and the house is now ready for a new owner to put their personal touch on it.*

Located in the River Teise Valley, Lamberhurst is a bustling village with a thriving community. It includes a vineyard, convenience stores, a post office and farm shop as well as access to five pub/restaurants including the renowned Chequers where Jane Austen used to stay as well as the Vineyard boutique hotel and a coffee shop. There is a good primary school and other educational facilities that are available in the village are the Fidgets Pre School, Lamberhurst School of Dance and Theatre and the Furniture Craft School.

The Kent Wildlife trust has successfully purchased Hoathly Farm which surrounds the nearby Furnace Farm already in the Trusts possession, creating a combined area of 350 acres that will incorporate a thriving woodland, ancient hedgerows and species rich meadows and will offer wonderful places to go for country walks.

Sporting enthusiasts are well catered for with the excellent Lamberhurst golf course as well as bowls, football and cricket clubs and you can enjoy fishing, cycling or a splash in the Aqua park at Bewl Water or a stroll round Scotney Castle. The nearest station is Frant where trains will whisk you to London in under an hour, while regular bus services take children to excellent local secondary schools in the vicinity. These include the Bennett Memorial Diocesan School, St Gregory's Catholic School and Tunbridge Wells Boys and Girls Grammar secondary schools, while The Judd School in Tonbridge is also rated Outstanding and is the town where you will also find the famous and historic independent Tonbridge School that dates from 1553.

*Tunbridge Wells also features the historic Pantiles, high street stores, independent shops, bars and restaurants, theatres and a cinema complex as well as a myriad of sporting facilities.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road	
Frant Station	3.7 miles
Tunbridge Wells	6.7 miles
Tonbridge	10.9 miles
Sevenoaks	17.2 miles
Dover Docks	50.0 miles
Channel Tunnel	46.2 miles
Gatwick Airport	29.9 miles
Charing Cross	50.9 miles

By Train from Frant

London Bridge	53 mins
Cannon Street	59 mins
Charing Cross	1hr 3mins
Victoria	1hr 20 mins

Leisure Clubs & Facilities

- Lamberhurst Golf Club
- Lamberhurst Bowls and Cricket Club
- Lamberhurst Football Club

Healthcare

Lamberhurst Surgery	01892 890800
Tunbridge Wells Hospital	01622 729000

Education

Primary Schools	
Lamberhurst Primary School	01892 890281
Sacred Heart Prep School (independent)	01892 783414
Secondary Schools	
Tunbridge Wells Girls Grammar	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Bennett Memorial Diocesan	01892 521595
Skinner's Grammar School	01892 520732
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555

Entertainment

- The Vineyard
- The Chequers Inn
- The Elephant's Head
- The Brown Trout
- Teise and Coffee
- Odeon Cinema complex
- Trinity Cinema
- Assembly Theatre

Local Attractions / Landmarks

- Bowl Water
- Scotney Castle
- Tonbridge Castle
- Hever Castle
- Chartwell
- Penshurst Place
- Knole House
- Hall Place Leigh



GROUND FLOOR

Entrance Hall	
Kitchen/Diner	21'3 x 11'2 (6.48m x 3.41m)
Living room	16'8 x 12'0 (5.08m x 3.66m)
Dining Room	23'0 x 9'5 (7.02m x 2.87m)
Family Room	12'5 x 11'8 (3.79m x 3.56m)
Cloakroom	

FIRST FLOOR

Landing	
Bedroom 1	15'10 x 11'4 (4.83m x 3.46m)
En-suite	11'3 x 5'6 (3.43m x 1.68m)
Bedroom 2	13'8 x 11'4 (4.17m x 3.46m)
Bedroom 3	14'7 x 8'4 (4.45m x 2.54m)
Bedroom 4	8'11 (2.72m) x 6'11 (2.11m) narrowing to 4'7 (1.40m)
Shower Room	8'0 x 5'2 (2.44m x 1.58m)

OUTSIDE

Driveway
Front Garden
Rear Garden

Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Fine & Country
Tel: +44 (0)1892 570267
tunbridgewells@fineandcountry.com
20 High Street, Tunbridge Wells, Kent TN1 1UX

