



Connells

Prospect Cottages Lamberhurst Down
Lamberhurst Tunbridge Wells

Prospect Cottages Lamberhurst Down Lamberhurst Tunbridge Wells TN3 8HD

For sale
£395,000



Beautifully presented throughout, the home showcases a wealth of original features and meticulous attention to detail, creating a truly exceptional countryside retreat!

The ground floor comprises: stunning country-style kitchen/breakfast room, thoughtfully designed with cabinetry, elegant black wrought iron radiators, Velux windows and a range of quality appliances including a Kenwood chrome dishwasher, NEFF double oven, LG washing machine and AEG fridge freezer. The kitchen provides a wonderful space for both everyday living and entertaining. The inviting sitting room is rich in character, featuring a striking black wood and wrought iron fireplace and staircase, exposed brick wall. From here, the accommodation flows effortlessly into the bright and airy garden room, a delightful space that enjoys views across the beautiful rear garden throughout the seasons.

Upstairs, the property offers two generous double bedrooms. The principal bedroom looks onto the rear garden and benefits from a charming feature fireplace. There is also a beautifully appointed family bathroom, complete with a roll-top bath.

Outside, the enchanting rear garden has been thoughtfully landscaped. A slate patio provides the perfect setting for al fresco dining, area of lawn, mature shrubs and hedging. The handcrafted pond adds further tranquillity, while the outbuilding offers excellent versatility as a gym or home office. To the front of the property, convenient off-road parking.

Ground Floor

Kitchen/Dining Room

Sitting Room

Garden Room

First Floor

Bedroom One

Bedroom Two

Bathroom

Outside

Front Garden

Parking

Rear Garden

Shed

Location

Nestled in the heart of the picturesque Kent countryside, Lamberhurst is a charming and historic village renowned for its character, community spirit, and beautiful Wealden surroundings. Offering an enviable balance of rural tranquillity and excellent connectivity, the village enjoys convenient access to the A21, providing straightforward links to the M25, London, and the South Coast.

The village itself benefits from a selection of everyday amenities, including a popular convenience store, post office, doctors' surgery, highly regarded primary school, welcoming public houses, and a range of local societies that contribute to its vibrant community atmosphere. For a wider range of shopping, leisure, and dining facilities, the spa town of Tunbridge Wells is approximately eight miles away, while nearby Wadhurst offers supermarkets, independent retailers, a highly regarded secondary school, and further local amenities.

The area is exceptionally well served for outdoor pursuits and recreation, with the renowned Bewl Water reservoir, Bedgebury National Pinetum and Forest, local golf courses, and miles of scenic walks and countryside trails all within easy reach, making Lamberhurst an ideal setting for those seeking a quintessential Kentish lifestyle.

Agent's Note

There is an easement on the title. Your conveyancer can take the necessary steps to advise

Agent's Note

The Sellers advise that they pay £66 to Lamberhurst Parish Council for use of the common land to front of property.

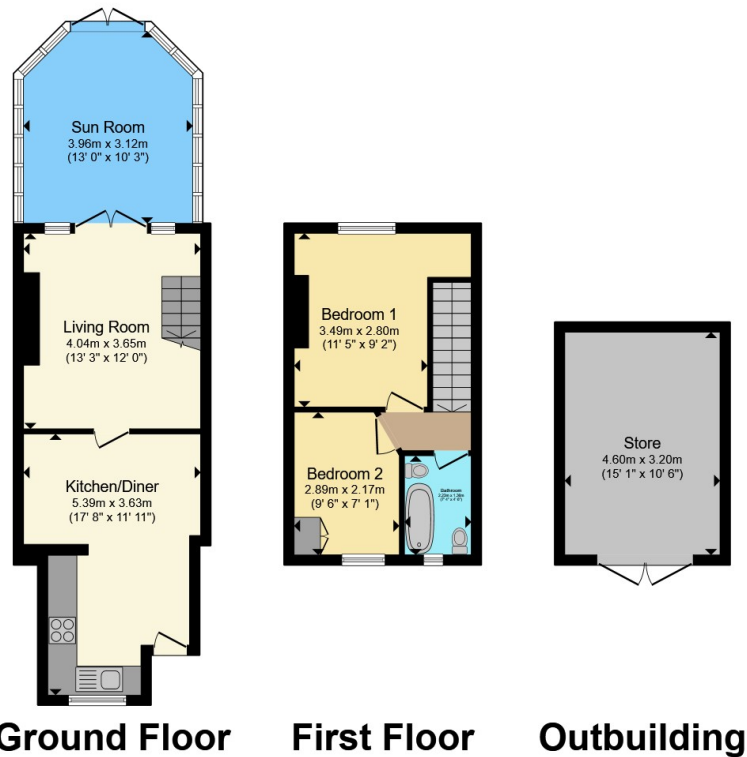
Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 69.4 m² (747 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: Council Tax
Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/TWL407067



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWL407067 - 0005