



125

— YEARS OF —

**Lambert
& Foster**



1 DOWN FARM COTTAGES
LAMBERHURST DOWN, LAMBERHURST, KENT TN3 8HA



**Lambert
& Foster**

TUNBRIDGE WELLS STATION 7.2 MILES | GATWICK AIRPORT 41 MILES | WADHURST STATION 4.6 MILES

1 DOWN FARM COTTAGES, LAMBERHURST DOWN, LAMBERHURST, KENT TN3 8HA

A beautifully presented and extended three-bedroom semi-detached period property with two allocated parking spaces and an outbuilding located in a semi-rural position in Lamberhurst.

ASKING PRICE £600,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this beautifully presented semi-detached three-bedroom family home with an outbuilding located in a convenient semi-rural position in Lamberhurst.

This pretty, unlisted, period property features a modern extension housing a bright and spacious open plan kitchen/dining room with bi-folding doors leading directly to the garden. The property is set over three floors and includes, on the ground floor, a boot room, kitchen/dining room, boiler room, cloakroom and sitting room. On the first floor there are two bedrooms and a family bathroom while on the top floor is the principal bedroom.

Entering the house through the front door you arrive in the useful boot room which leads into the beautifully appointed open plan kitchen/dining room. This fantastic family space has ample room for a large dining table, flag stone flooring, bespoke wall and floor cabinets and exposed beams. From the kitchen/dining room you enter the well-proportioned sitting room with its brick-built fireplace with wood burning stove. This snug space has stairs leading to the first floor where you find two double bedrooms and a modern family bathroom. Stairs then lead you to the top floor where there's a large principal bedroom with bespoke built in wardrobes and eaves storage.





DESCRIPTION CONTINUED

Outside, you step directly from the kitchen on to a gravel patio area, a perfect spot for al-fresco dining. The garden also features a green house and a weatherboarded outbuilding with two rooms which could be utilised for a variety of uses as required.

- Three bedrooms
- Two allocated parking spaces
- Beautifully renovated
- Outbuilding
- Garden
- Period features



FLOORPLANS

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

1 Down Farm Cottages, Lamberhurst Down, Lamberhurst, Tunbridge Wells, TN3

Approximate Area = 1207 sq ft / 112.1 sq m
Limited Use Area(s) = 12 sq ft / 1.1 sq m
Outbuilding = 195 sq ft / 18.1 sq m
Total = 1414 sq ft / 131.3 sq m

For identification only - Not to scale





VIEWING: By appointment only.

Sussex Office: 01435 873999.

WHAT3WORDS: ///EXILE.PATIO.PARSNIPS

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **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 E **EPC:** D (60)

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

PHYSICAL CHARACTERISTICS: Brick and hung tile 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.

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