



# WOOD & PILCHER



- 2 Bed Cottage
- Garden Room/Home Office
- Central Village Location
- NO CHAIN
- Grade II Listed
- Energy Efficiency Rating: N/A

**High Street, Lamberhurst, Tunbridge Wells**

**£399,950**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



## 6 High Street, Lamberhurst, Tunbridge Wells, TN3 8EB

Chain free and presented to a particularly high standard, a most impressive Grade II listed, two bedroom, period, end terrace cottage. Arranged over three storeys and boasting excellent bedroom sizes, the property's period features have been retained and enhanced to include good areas of exposed wood work plus the tasteful use of 'Farrow & Ball' paints. Once home to Joseph Ballard, a Kent clock and watch maker in the late 1700s, the cottage has an inglenook fireplace to the lounge with inset cast iron wood burner and a contemporary fitted kitchen with a wood block surface. A glance at the attached photographs and floorplan, will give an indication as to the quality of this proposition and indeed the high standards of maintenance and presentation by the current owner. Externally, the property has a pleasant featherboard fenced rear garden set principally to lawn with good areas of both raised decking and paved areas affording space for table, chairs and entertaining as well as an impressive detached garden room of a high standard of construction offering a variety of uses including home office, home gym or indeed further comfortable living space.

Access is via a side door to:

### KITCHEN:

Fitted with a range of wall and base units of a contemporary style with a wood block work surface. Space for washing machine, integrated slimline dishwasher and integrated fridge. Integrated 'Zanussi' electric oven and inset four ring (recently installed) 'AEG' induction hob. Inset single bowl stainless steel sink with mixer tap over. Slate tiled floor, inset spotlights to the ceiling. Floor mounted 'Worcester Bosch' oil combination boiler inset to a cupboard. Good areas of wall panelling and good general storage space. Georgian style double glazed doors to the rear with Georgian style windows to either side of the doors. Storage unit (understairs storage) with space for freezer. Open to:

### LOUNGE:

Accessed via two steps from the kitchen. Good areas of engineered oak floorboards. A range of beams to the ceiling and a combination of plastered walls and areas of painted and unpainted exposed brickwork. Inglenook fireplace with bressummer beam over and an inset 'Clearview' cast iron wood burner with brick hearth and a quarry tiled floor with a retaining wooden fender. Two fitted cupboards (one at higher level) with good areas of storage. Areas of high level shelving suitable for books etc. Georgian style sash window to the front, secondary door (used for insulation) leading directly to the front door. Radiator, various media points. Painted stairs return up to:

### FIRST FLOOR LANDING:

Good areas of engineered oak floorboards, crittall window to the side, small radiator. Stairs returning to the second floor. Period boarded door leading to:

### BATHROOM:

Fitted with a pedestal wash hand basin with taps over, low level wc, panelled bath with mixer tap over, fitted folding shower screen and two shower heads over. Good areas of engineered oak floorboards and wall panelling with feature recesses plus areas of exposed beams. Floor mounted heated towel rail, inset spotlights to the ceiling, wall mounted electric light with shaving point plus large fitted wall mirror. Georgian style crittall windows to the rear each with fitted shutters.





**BEDROOM:**

Accessed via a period boarded door and of a good size. Georgian style sash windows to the front, carpeted, radiator. Inset spotlights to the ceiling and areas of exposed beams. Excellent space for large double bed (super king shown in photo) and associated bedroom furniture. Areas of high level shelves suitable for books etc. Generous areas of fitted storage to either side of the chimney breast.

**SECOND FLOOR LANDING:**

Carpeted, crittall windows to the side. Areas of sloping ceiling. Door leading to a small 'loft area' with associated storage space. Door leading to:

**BEDROOM:**

Accessed via a period boarded door. Georgian style sash window to the front with fitted secondary glazing. Carpeted, radiator, loft access hatch. Excellent space for a large double bed (king size shown in photo) and associated bedroom furniture with areas of fitted cupboards to either side of the chimney breast. Inset spotlights to the ceiling and vintage-style wall reading light above bed.

**OUTSIDE FRONT:**

The property is accessed via a gate to the side which leads to a wide alleyway area set to concrete with good space for bin storage and a fitted wood store. The path continues to the side door and, in turn, to the rear garden.

**OUTSIDE REAR:**

An area of low maintenance concrete and paved patio area suitable for entertaining, external tap and high level raised oil tank. Rockery, path leading to the rear of the garden comprised of paving stones, lawn to either side and areas of feather board fencing. Raised decked area affording excellent entertaining space which in turn leads to a detached Garden Room which is well insulated with good areas of exposed pine panelling, electric points, double glazed windows to either side and partially glazed double glazed French doors leading to the gardens with further double glazed windows to either side. Considerable effort and expense has gone into the construction of this building which in turn is a real asset to the property.

**SITUATION:**

The Wealden village of Lamberhurst is a popular and pleasant location close to Scotney Castle and Bewl Water. The village itself has a host of attractive period properties, a well regarded village primary school and a number of popular public houses and a cafe, plus a village shop including a Post Office. The village hall holds community events throughout the year including community cinema nights. The A21 trunk road is easily accessed from Lamberhurst village as well as nearby Tunbridge Wells, some 7 miles distant. The village of Wadhurst is nearby with a wider range of social, retail and educational facilities including two well stocked metro style supermarkets and a number of shops for everyday needs, a further primary school and the highly regarded Uplands Community College.

**TENURE:**

Freehold

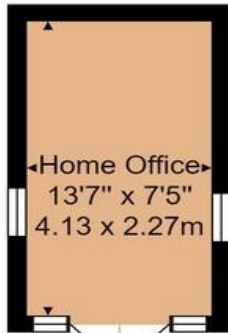
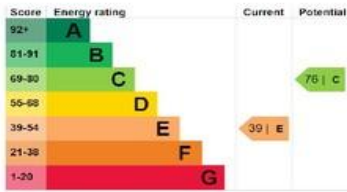
**COUNCIL TAX BAND:**

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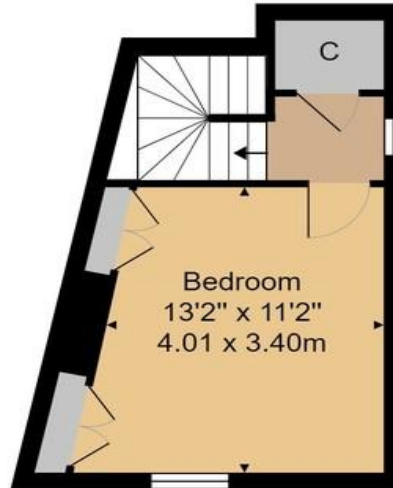
**VIEWING:**

By appointment with Wood & Pilder 01892 511211





**Outbuilding**



**Second Floor**



**Ground Floor**



**First Floor**

House Approx. Gross Internal Area 828 sq. ft / 76.9 sq. m  
 Outbuilding Approx. Internal Area 101 sq. ft / 79.4 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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