



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Two Bedrooms
- Security Deposit: £2,076
- Available Early April
- Council Tax Band: E
- Grade II Listed Cottage
- Off Road Parking

**High Street, Lamberhurst**

**£1,800 pcm**





**High Street, Lamberhurst, Tunbridge Wells, , TN3 8EA**

A beautiful Grade II Listed two-bedroom attached cottage, ideally located in the heart of the picturesque village of Lamberhurst.

This charming property benefits from a private rear garden, off-road parking, and a detached converted garage currently used as a gym.

The ground floor features a stunning open-plan living and dining area, complete with a large inglenook fireplace and wood-burning stove, creating a warm and inviting focal point. French doors open directly onto the rear garden, enhancing the sense of space and light. The well-appointed kitchen includes a traditional butler sink and provides direct access to the garden. Stairs rise to the first floor, where there are two bedrooms and a bathroom. Throughout the property there is a wealth of period features, including exposed ceiling and wall timbers. The cottage is heated via an oil-fired central heating system.

To the front is a white picket fence-enclosed garden, with gated side access leading to the low-maintenance rear garden, which offers an ideal space for entertaining family and friends. To the rear of the property is a converted garage offering a variety of potential uses, together with an allocated parking space.

**LOCATION** Lamberhurst is a highly regarded village surrounded by beautiful countryside and offers a charming village centre with a local shop, primary school, baker, restaurant, public houses, and churches. The area is particularly popular



for its proximity to Bewl Water and excellent countryside walks, with National Trust properties such as Scotney Castle and the Bayham Abbey ruins nearby. Frant mainline station is approximately 4.4 miles away, while the award-winning village of Wadhurst, with its own mainline station and amenities, is around 4.6 miles distant. Tunbridge Wells is easily accessible (approximately 7 miles) via the improved A21.

**VIEWING:** By appointment with Wood & Pilcher 01892 528888



## TERMS & CONDITIONS FOR TENANCY (SUBJECT TO CONTRACT)

### AND INFORMATION FOR PROSPECTIVE TENANTS.

#### ALL FEES ARE INCLUSIVE OF VAT AT 20%

1. **Holding Deposit** (per Tenancy):

**One week's rent.**

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

2. **COSTS PAYABLE BEFORE THE COMMENCEMENT OF A TENANCY:-**

One month's rent

Security deposit: **Five weeks' rent** (per Tenancy. Rent under £50,000 per year)

or

**Six weeks' rent** (per Tenancy. Rent of £50,000 or over per year)

This covers damages or defaults on the part of the tenant during the tenancy.

**Please note commencement costs must be paid in cleared funds, i.e. Debit Card, Cash, Bankers Draft or Building Society Cheque.**

3. Please be advised that your Bank may charge for providing a reference, which should be settled direct.

4. All rents are exclusive of council tax, electricity, gas, oil, telephone, water and sewage charges - unless otherwise agreed.

5. A draft copy of the Tenancy Agreement is available in our office for perusal between the hours of 09:00 – 16:30 Monday – Saturday.

6. Stamp Duty Land Tax may be payable on the Tenants copy of the Tenancy Agreement.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

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