



\*\* OPEN DAY SATURDAY 7 FEBRUARY BY APPOINTMENT – VENDOR SUITED \*\*

Highly recommended for consideration, this beautifully refurbished three bedroom semi-detached house offers good sized rooms, south facing landscaped garden, renewable energy sources and a central yet quiet location in this friendly village, which has much to offer for all ages. Please enquire for further details. EPC: D

Offers in Excess of £450,000 Freehold



**burnett's**

Individual Property : Individual Service



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# 6 Pearse Place

Lamberhurst, Tunbridge Wells, TN3 8EJ

Offers in Excess of £450,000 Freehold

6 Pearse Place is a well appointed, semi-detached house, believed to date back to the 1970s and constructed of brick and block walls with half-tile-hung elevations under a clay tiled roof.

The present owners have invested a lot into refurbishing the house from when they bought it, including remodelling and replacing the kitchen and bathroom, landscaping the rear garden into a far more family friendly space, replacement internal oak veneer doors, replacement front door and rear French doors from the sitting room, installing a woodburner in a more modern fireplace, updating the air source heat pump and recent works to the roof, as well as general cosmetic improvements, to name a few.

Points of particular note include:

- the generous, double aspect sitting room with fireplace/woodburner and French doors to the garden.
- The beautifully finished, eat-in kitchen with peninsular bar and direct access to the rear garden, ideal for any keen cook. Integrated appliances include an induction hob with extractor over, full sized dishwasher, a recently replaced oven and a washing machine. There is also space for a tall fridge freezer.
- Ground floor WC
- Two good sized double bedrooms with built-in wardrobes and a third single bedroom that works well as a child's bedroom, study or dressing room depending on requirements, also with built-in wardrobe.
- The modern bathroom with double ended bath and separate wet room style shower with waterfall head, excellent pressure and built-in Bluetooth speakers.
- South-facing, fully enclosed rear garden with sandstone paved terrace accessed off the kitchen and sitting room and raised lawn with planted borders.
- Off road parking for two to three cars in tandem.
- Former garage currently set up as a workshop.

Lamberhurst is a very friendly and pretty little village, set in a valley with the River Tese running through it. The historic High Street is lined with attractive period properties and retains a local store with Post Office, tea room, a good primary school, a pub, an excellent 18-hole golf course, a recreation ground with children's playground, and a number of local clubs and societies. Just up the hill is Lamberhurst Down, offering a large green space, another pub and a doctors surgery.

The area is designated as one of Outstanding Natural Beauty and there are lots of lovely walks nearby. Nearby attractions include Scotney Castle, Bewl Reservoir, Bedgebury Pinetum and Bayham Abbey.

Lamberhurst is located about 7 miles South-East of the lovely Spa town of Royal Tunbridge Wells, offering an extensive range of shops, a theatre, cinema (there are also local cinema nights held at the village hall in Lamberhurst) and various other leisure facilities. It also boasts high achieving grammar schools.

Railway stations can be found at Wadhurst (5 miles), Bells Yew Green (Frant) (4.7 miles), Paddock Wood (7 miles) and Tunbridge Wells (7.5 miles). These provide fast and regular services to London Charing Cross, London Bridge and Canon Street. The A21 is easily accessible within a mile, providing direct links to the M25 to the North and Hastings to the South.

#### **Material Information:**

Tunbridge Wells Borough Council. Tax Band D (rates are not expected to rise upon completion). Air source heat pump for electric central heating system. Solar panels and tubes. Mains, metered water and mains drainage.

The property is believed to be of brick/block construction with half-tiled elevations and a clay tiled roof.

We are not aware of any safety issues or cladding issues.

Due to the age of the property it is possible that there may be some presence of asbestos. The garage roof is believed to contain asbestos.

The property is located within the AONB but falls just outside of the village conservation area.

The title has restrictions and easements. We suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: we are informed that Superfast broadband is available to the property.

Mobile Coverage: There is variable mobile coverage from various networks (broadband wi-fi calling recommended).

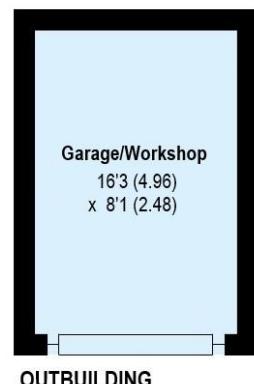
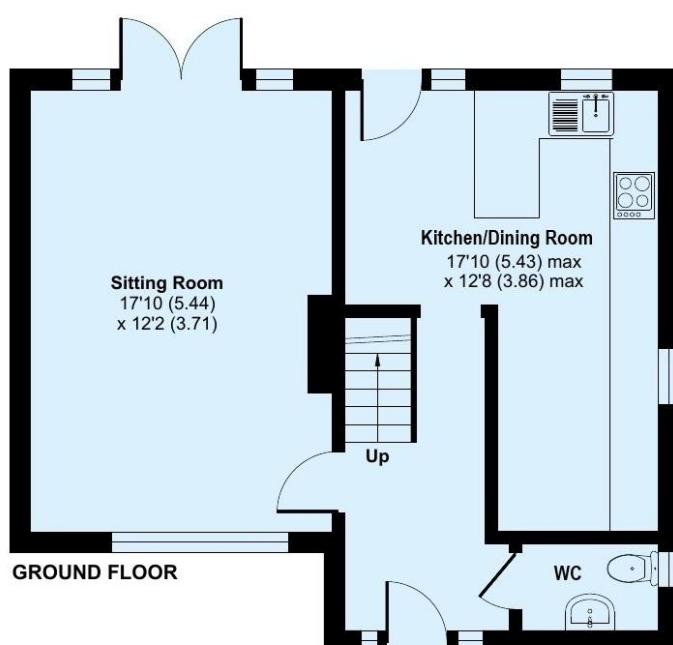
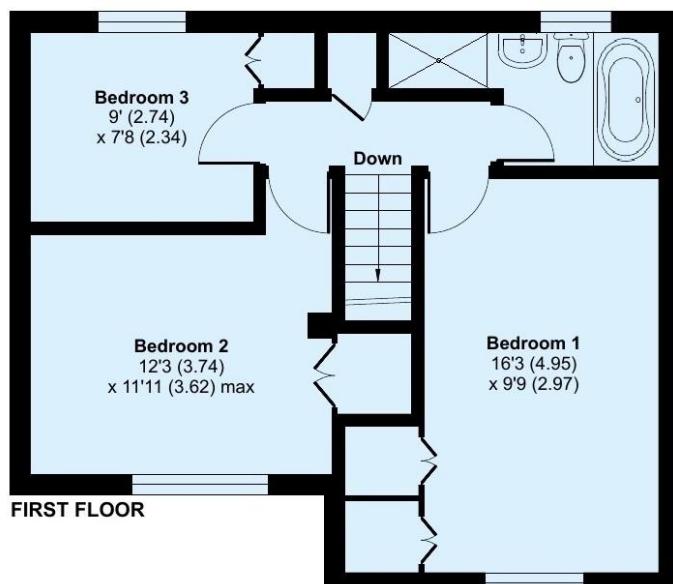
We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties. The property does not have step free access.

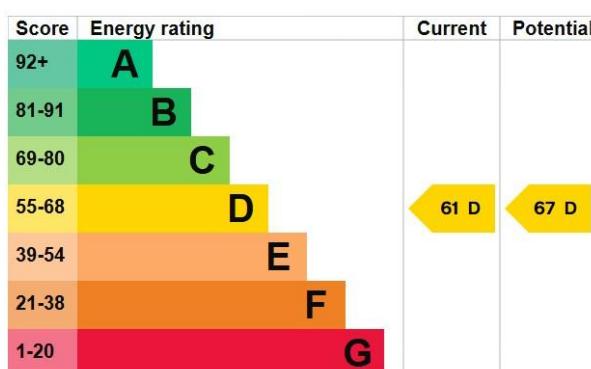
# 6 Pearse Place, Lamberhurst, Tunbridge Wells, TN3 8EJ

Approximate Area = 1004 sq ft / 93.2 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Batcheller Monkhouse. REF: 1251569



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