



**STABLE COTTAGE, BAYHAM ABBEY,
LAMBERHURST, TN3 8BG
OFFERS IN THE REGION OF: £695,000**



WOOD & PILCHER

Stable Cottage, Bayham Abbey, Lamberhurst, Tunbridge Wells, TN3 8BG

DESCRIPTION: A most individual detached character home located on the stunning Bayham Abbey Estate, situated between Bells Yew Green and Lamberhurst, less than six miles from the larger spa town of Royal Tunbridge Wells. The property originally served as a stable block for the main house but was converted more than 30 years ago into the residence we offer for sale today. The attached photographs and floor plan will give an indication as to the size and flexibility of the property and interested parties may care to note that there is a lapsed planning permission in place for two further bedrooms and an extension of the kitchen area.



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BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,
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Of particular note, frankly the property's defining feature, are the views. The property enjoys panoramic views over adjacent open countryside leaving a most light and relaxed feel to the property. It is often the case that there are deer in the fields and the windows that do overlook them, are certainly some of the best picture windows this estate agent has seen. As the property is currently arranged, it enjoys a large sitting room with further dining room, a master bedroom with beautiful views, direct access onto the rear terrace and further en suite facility. A second bedroom, a family bathroom and a kitchen. Externally the property has use of the Bayham Abbey Estate for off road parking, alongside its own long and wide garaging which will comfortably allow two vehicles to park in a tandem style. The property's rear terrace offers the aforementioned views over open countryside and absolutely defines the property.

SITUATION: The property forms part of the Bayham Abbey Estate between Bells Yew Green and Lamberhurst. Many visitors to the area and indeed locals, are likely to be unaware of its existence being set, as it is, in acres of mature and beautiful countryside in an entirely private and peaceful location whilst still being utterly convenient for access to Tunbridge Wells and a number of main line railway stations in the area.



Nearby villages include Lamberhurst, Cousley Wood and Wadhurst, alongside Bells Yew Green on the road to Tunbridge Wells. Both Wadhurst, Bells Yew Green and Tunbridge Wells have main line railway stations with fast and frequent services to both London termini and the south coast. The villages all have a good mix of social, retail and educational facilities, though a far fuller selection is available at Tunbridge Wells. Tunbridge Wells offers a host of well regarded primary, secondary and grammar schools, alongside other schools in the independent sector. Its principal shopping area is the Royal Victoria Place and pedestrianized Calverley Road which play host to the majority of multiple retailers. The town extends down through Mount Pleasant Road, the old High Street, Chapel Place and to the Pantiles where one can find a healthy mix of independent retailers, restaurants and bars.

The accommodation is as follows: Access is via a partially glazed door to:

ENTRANCE HALLWAY: Carpet, radiator, two double glazed sash windows to the front with further windows to the side of the front door, textured ceiling with cornicing, door leading to a storage cupboard with hot water cylinder, shelves above and space for other storage.

MASTER BEDROOM: Carpet, two double glazed windows to the front, double glazed window to the rear, patio doors leading to the rear terrace, textured ceiling, cornicing, large radiator and further wall mounted air conditioning unit, good areas of bedroom furniture including wardrobes, drawers and bed side tables, door leading to:

EN SUITE BATHROOM: Tiled floor, fitted sink inset to a vanity unit with storage below, low level wc, heated towel radiator, panelled bath with mixer tap over and shower attachment, further fitted shower screen, opaque double glazed sash windows to the front with fitted blind and louvre doors with space inside for washing machine and tumble dryer, tiled walls, textured ceiling and cornicing.

BEDROOM: Carpet, radiator, double glazed window to the rear, textured ceiling, cornicing and ceiling rose.

BATHROOM: Tiled floor, low level wc, pedestal wash hand basin, two fitted wall cabinets, tiled walls, textured ceiling, cornicing, panelled bath with mixer tap over and further shower attachment, double glazed windows to the rear with fitted curtains.

KITCHEN: Tiled floor, range of wall and base units with complimentary tiled work surface, space for large free standing freezer, fitted double electric oven, space for microwave, four ring electric hob inset to the work surface with extractor hood over, part tiled walls, double glazed window to the rear with fitted net curtains, textured ceiling and cornicing, inset sink to the work surface with mixer tap over, space for free standing dishwasher, radiator, serving hatch leading to the lounge.

SITTING ROOM: Carpet, feature fireplace with wooden decorative surround, tiled slips and polished granite hearth, feature electric fire, sliding Georgian style double glazed patio doors with beautiful views to the rear, textured ceiling, cornicing, two radiators, three double glazed sash windows to the front each with fitted curtains, television point, step down to:

DINING AREA: Tiled floors, radiator, decorative pillar between the dining area and the main lounge, double glazed window to the rear and further double glazed window to the side, good areas of double glazed windows to the front, additional height ceiling with feature rose.

OUTSIDE: Brick paved area to the immediate front of the property with feature step leading up to the front door, two large wooden doors leading to a garage at the end of the property which is a long wide garage with windows to the rear and good generous tandem parking for two vehicles. A side gate at the front leads to the side and rear garden which are essentially low maintenance set to a variety of brick paving slabs and stone flooring with external oil boiler, external tap, steps to a lower terraced area set mostly to pebble, a small area of sloping shrubbery and otherwise views over beautiful Kent farmland.

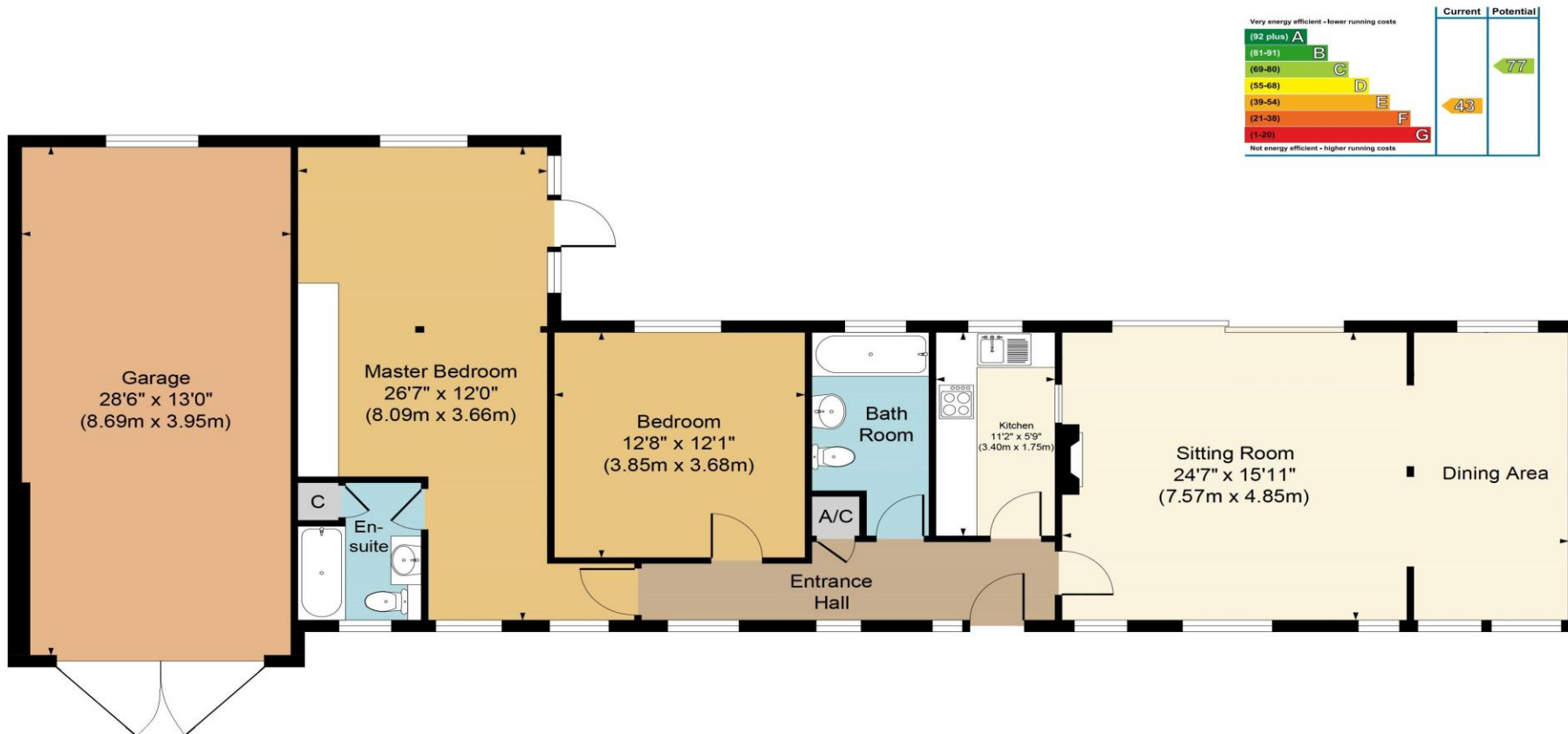
REAR:

TENURE: Freehold.

VIEWING: By telephone appointment to Wood & Pilcher on 01892 511211.

ENERGY EFFICIENCY RATING: E





House Approx. Internal Floor Area 1116 sq. ft / 103.67 sq. m
 Garage Approx. Internal Floor Area 369 sq. ft / 34.33 sq. m
 Approx. Gross Internal Floor Area 1485 sq. ft / 138.0 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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