



**MANOR COTTAGES, LAMBERHURST, TN3. FREEHOLD.**

  
**MARTIN&CO**



## Manor Cottages, School Hill

3/4 BEDROOMS 1 WC AND 1 BATHROOM

- NO CHAIN
- GRADE II LISTED
- WORKING FIRE
- COUNTRYSIDE VIEWS
- REFURBISHED BASEMENT
- NEW CARPETS THROUGH OUT
- EPC EXEMPT

### DESCRIPTION

As you approach the property you find a small set of steps leading to the front door, where you find the main sitting room. The room itself, is spacious, light and offers: a working fireplace with a tiled hearth, small paned sash window, wall lights and radiator.

There is a small inner lobby which gives direct access to the kitchen, where you will find a range of matching wall, drawer and base units incorporating work top surfaces, with an inset sink with mixer tap, integrated ceramic hob, built in oven with built in extractor fan and a tiled splash back. Space for fridge, two rear facing small paned windows overlooking the private courtyard.

The kitchen provides access to lower ground floor which leads to a room that has been fully tanked and is equipped with led lighting, several power points, feature fireplace place, with a small window to the front. Making the room a fantastic versatile space for all the family needs.



Returning to the kitchen there is access to the inner lobby / utility space, which has space and plumbing for a washing machine and access to the downstairs cloakroom and the rear courtyard garden.

On the first floor you will find two bedrooms and a family bathroom. The main bedroom is spacious, light with a front facing sash window, built in wardrobe and radiator.

The smaller bedroom can house a single bed and benefits from uninterrupted county side views. The bathroom comprises of a deep panelled bath with an above electric shower, pedestal wash hand basin and low flush WC.

Further stairs lead to the loft bedroom which offers eaves storage and dual aspect views of Lamberhurst village and the 'Weald' countryside.

#### OUTSIDE

The front is mainly laid to lawn, with a small bricked wall, with borders of mature flowers shrubs and bushes. To the rear there is a private courtyard with walling and communal gardens with the use of a private shed and access to gated garden plots.

The first plot belongs to the property and benefits from a greenhouse and an elevated section; ideal for a seating area, to enjoy the scenic countryside.

#### SITUATION

The property is situated within the 'High Weald Area of Outstanding Beauty' 1 minute off the A21 bypass and in the heart of the quaint village of Lamberhurst. which lies 8.1 miles south of Tunbridge Wells.

The village offers a good selection of village amenities and places to eat including: a general convenience store, post office, dry cleaners, tea rooms and various public houses and restaurants.

Located in the village you will find one of the oldest Vineyards in Kent which offers a guided tour of the vineyard, wine tasting, onsite café and restaurant.





If you are a keen golfer, you are perfectly positioned with Lamberhurst Golf Course on your doorstep with a 2-minute walk to the 18th hole tea box and a 4-minute walk to the club house.

Further afield, you are 15-minute drive to Dale Hill Hotel & Golf Club in Ticehurst.

If you fancy a day out, you have the 'jewel in the crown' Scotney Castle. Which is a 14th century moated castle, surrounded in idyllic gardens and a beautiful wooded estate.

Only a 4-minute drive away you will find Bewl Water reservoir, which offers varied activities including: fishing (Coarse & Trout) cycling, sailing. Dotted around the reservoir you will find a conference centre, restaurant and café.

If your passion is walking you are situated in the centre of a maze that has footpaths that lead to various Hamlets such as: Horsemenden, Goudhurst, and Ticehurst to name a few.

The village boasts St Marys primary school which is an easy walk from the property and is currently rated by Ofsted as 'Good' and is a prime feeder into Kent's Grammar Schools.

You will find a strong community feel in the village. With St Marys Church playing a pivotal role in most of the village's activities with, festivals, open air events, live music and various meet and greets.

There are myriad of social clubs for all ages on offer from: Gardeners Association, History Society, School of Theatre Dance and frequently you will find a farmer's market in the Memorial Hall offering a variety local produce with a tasty bacon buttie on offer in the café.

Mainline Services from: Frant, Wadhurst, Paddock Wood and Tunbridge Wells, offering connections into London Charing Cross and Cannon Street. Taking approximately one hour.











Approx. Gross Internal Area 954 sq. ft / 88.6 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.

## Martin & Co Tunbridge Wells

11 Vale Road • • Tunbridge Wells • TN1 1BS  
T: 01892 543856 • E: tunbridgewells@martinco.com

**01892 543856**

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

