

2 Grange Cottages
Lamberhurst Quarter,
Lamberhurst, TN3 8AP

burnett's
Individual Property : Individual Service



A quaint Victorian semi-detached cottage in need of refurbishment with private garden and off-road parking, located just 6 miles East of Tunbridge Wells on the A21. The accommodation currently comprises: sitting room with adjoining vestibule and study/work room, kitchen, ground floor bathroom, and 3 first floor double bedrooms.

EPC Rating: E

Guide Price: £299,000 Freehold

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Guide Price: £299,000 Freehold

Having been in the same family since it was built in 1882, this attractive half-tile-hung semi-detached cottage now requires refurbishment, having been let in recent years.

The property has central heating, double glazing, and was re-roofed 9 years ago.

Internally, the property would benefit from cosmetic updating.

Its garden lies predominantly to the rear of the house and backs on to woodland.

There is a shared parking area adjacent to the cottage, and No.2 will have two allocated parking spaces there. This includes an old garage, which we believe may contain asbestos and probably needs to be taken down. There will be a right of way across the back of No.2 to access No.1.

The rear entrance door opens into a lobby area with a winding staircase leading to the first floor.

The lobby opens into the kitchen with its high ceiling and leads up a couple of steps through to the sitting room.

The kitchen is fitted with wall and base units with worktop over. There is a sink and drainer, oven and grill, hob with extractor over, and a freestanding washing machine and space for a free standing fridge/freezer. The floor mounted boiler is tucked under the worktop in the corner of the kitchen.

The sitting room has a brick fireplace housing a woodburning stove on a stone hearth, an arched alcove and window to the front. Leading off of the sitting room is the old front entrance vestibule as well as a small study/work room with window to the side.

The bathroom is located off the kitchen on the ground floor and comprises a panelled bath with electric shower over, washbasin and WC, with obscured glass window to the rear, tiled walls and floor.

Arranged over the first floor are three double bedrooms, one with a feature Victorian fireplace. The property is located on the A21, in a little hamlet called Lamberhurst Quarter, about 6 miles East of Tunbridge Wells and 2.5 miles North-West of

Lamberhurst. The A21 runs from Lewisham in South-East London to Hastings on the South Coast, via the M25 London circular (junction 5 about 17 miles to the North of this property), providing convenient links to the local towns and attractions, London, the international airports and coast.

There is an M & S Food store at the nearby garage in Kippings Cross (just over a mile). Lamberhurst has further amenities and there is a Tesco supermarket located just off the A21 at Pembury (about 3.8 miles).

Tunbridge Wells provides a wide range of shopping and recreational facilities including an out of town retail park with cinema.

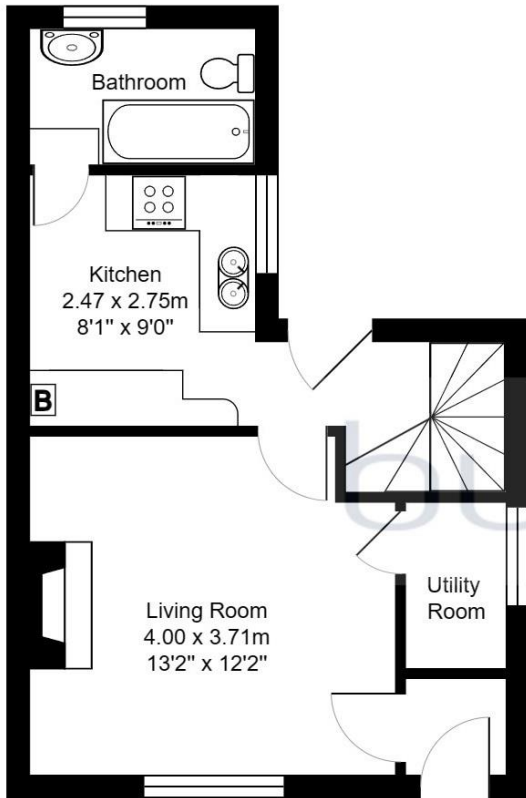
The area is recognised as one of Outstanding Natural Beauty with rolling hills, woodland and attractions such as Bewl Water and Bedgebury Pinetum to explore. There are footpaths near the property providing excellent walking opportunities.

There are primary schools in nearby Lamberhurst, Brenchley and Pembury. Tunbridge Wells offers an excellent selection of schools in the public, private and state sectors including grammar schools for girls and boys.

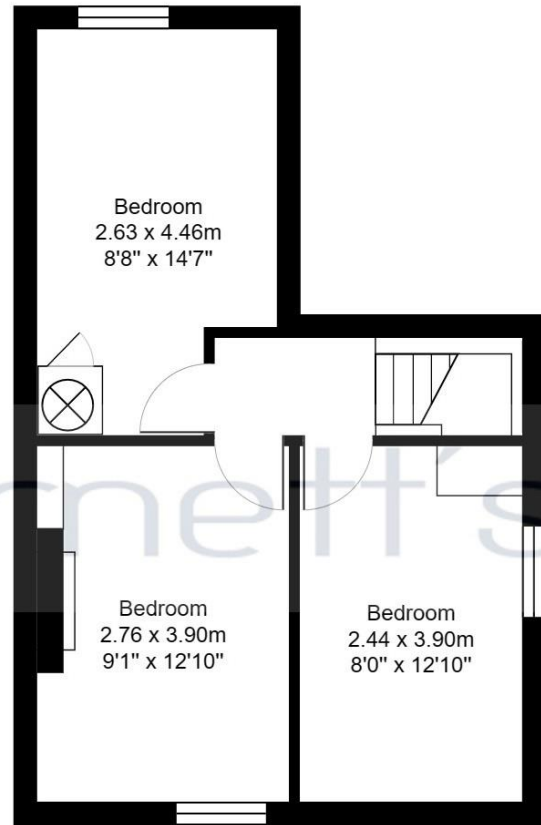
Railway stations can be found at Bells Yew Green (Frant) (4.9 miles) Paddock Wood (5.4 miles) and Tunbridge Wells (5.8 miles). These provide fast and regular services to London Charing Cross, London Bridge and Canon Street.

Oil fired central heating. Mains water (fixed rate) and electricity. Septic tank drainage. Water and drainage shared with No.1.

Tunbridge Wells Borough Council
Council Tax Band: D



Ground Floor
Area: 33.3 m² ... 358 ft²



First Floor
Area: 36.0 m² ... 387 ft²

Total house area : 69.3 m² ... 745 ft²
All measurements are approximate and for display purposes only.



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www.burnetts-ea.com

Mayfield: 01435 874450

Wadhurst: 01892 782287

Lettings: 0845 873 7493

Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

