

Watchmakers
High Street, Lamberhurst,
TN3 8EB

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Individual Property : Individual Service



A charming period Grade II listed semi-detached cottage nestled in the centre of the sought-after village Lamberhurst, with easy access to amenities and fabulous countryside footpaths and recreation facilities. This idyllic cottage comprises two large double bedrooms, a family bathroom, sitting room with Inglenook fireplace, kitchen, summer house/home office and private enclosed garden.

EPC Rating: N/A.

Price Guide: £425,000 Freehold

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Watchmakers

High Street, Lamberhurst, TN3 8EB

Price Guide: £425,000 Freehold

This beautiful Grade II listed semi-detached cottage is positioned in the heart of Lamberhurst village, within easy walking distance to local shops, school, village hall, church, café, public house, golf course and numerous footpaths offering splendid countryside walks.

Former home to Joseph Ballard, a Kent clock and watchmaker in the late 1700s, this historic cottage retains some endearing period features with exposed beams, stonework, and latched doors. The bright and spacious accommodation is arranged over three floors and benefits from secondary double glazing.

Approaching Watchmakers cottage there is gated access to the side which leads to side entrance and rear garden.

Inside, the stunning sitting room offers an abundance of charm with exposed stonework, beams, an impressive Inglenook fireplace with bressummer beam atop, and a wood burning stove on a tiled hearth. Also included are built in storage cupboards, shelving, engineered wood floor, sash window, secondary latched door with further door to front entrance (unused by current owners), and a staircase to first floor landing.

The sitting room continues through to kitchen via a useful space with a generous sized understairs cupboard (currently housing a chest freezer).

The exceptionally bright kitchen comprises an array of wall and base units, worktops, sink with mixer tap over, part wall panelling, induction hob, integrated oven, fridge and dishwasher, space for washing machine, slate tiled floor, downlighting, French doors and windows to rear.

The first and second floor both accommodate large double bedrooms with fitted wardrobes and sash windows. On the first floor there is also a family bathroom with exposed beams, part tiled walls, panelled bath with shower attachments over, shower screen, pedestal basin, WC, towel radiator, engineered wood floor and window to rear with privacy shutters.

The attractive rear fence enclosed garden enjoys a terraced section adjacent to the kitchen, and a lawned area with raised flower beds. Paving stones lead to decking and summer house/home office, a fabulous space for alfresco dining with family and friends.

To the side of the cottage is a wide pathway with log store, bin area and gated access to the front.

Watchmakers sits proudly in the centre of Lamberhurst, within striking distance of local shops and amenities.

Lamberhurst sits in an Area of Outstanding Natural Beauty and offers a number of local clubs and societies. There is a large recreation ground for football, games and dog walking plus an excellent children's adventure playground.

Other amenities/attractions within Lamberhurst include several pubs, an extensive local village store with Post Office, a primary school, doctor's surgery/pharmacy, Scotney Castle, Bewl Reservoir and the renowned Lamberhurst Golf Club.

The property is approximately half a mile away from the A21 for ease of access North and South, although there are better routes into Tunbridge Wells via Bayham and Bells Yew Green

Wadhurst is merely three miles distant with a further array of shops, services and amenities. There are many choices to be made from Period Inns, Gastro Pubs, Restaurants, Cafes, an Art Gallery and many other Societies and Clubs.

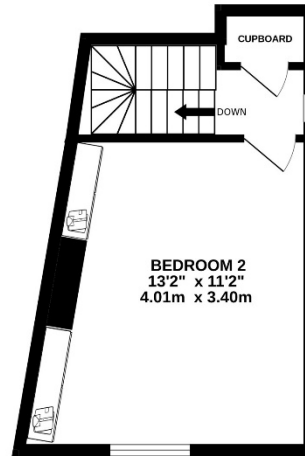
Approximately seven miles North of Lamberhurst is the lovely Spa town of Royal Tunbridge Wells, with its fabulous shopping and beautiful Regency style paved Pantiles area, theatres and various other leisure facilities. This town also has very high achieving grammar schools.

Also, within 45 minutes of Lamberhurst is the Coast with all that it has to offer. In terms of places to visit, within an easy drive are various National Trust properties such as Bodiam Castle, Sissinghurst with its famous and beautiful gardens and Batemans (Rudyard Kiplings former home).

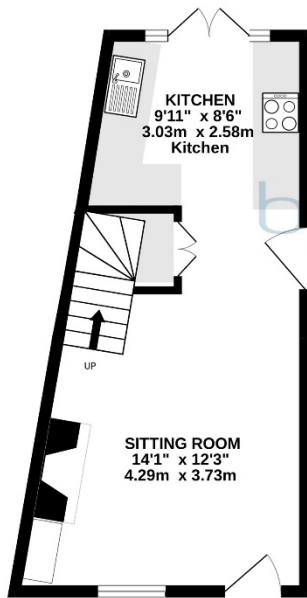
Railway stations can be found at Wadhurst (4.5 miles) Paddock Wood and Tunbridge Wells (8 miles). These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street.

Mains electricity and water.
Oil fired central heating.
Council Tax Band: D.

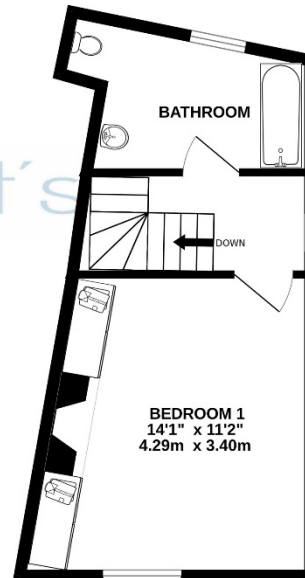
Agents Note: As per some older style cottages, the neighbouring property has a right of way across the rear garden for bins and garden waste.



2ND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.

TOTAL FLOOR AREA: 964 sq.ft. (89.6 sq.m.) approx. Measurement includes outbuilding.

WATCHMAKERS, 6 HIGH STREET, LAMBERHURST, TUNBRIDGE WELLS TN3 8EB

TOTAL FLOOR AREA : 964 sq.ft. (89.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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