



Eaton Brae, Town Hill, Lamberhurst, Tunbridge Wells, Kent TN3 8EN

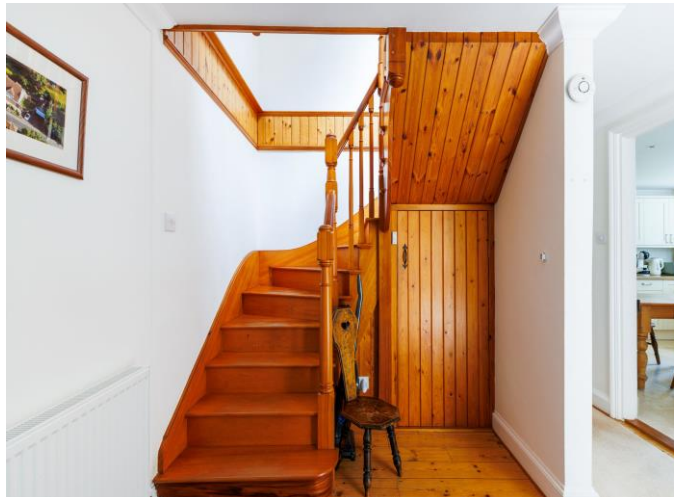
Offers in Excess of £895,000 Freehold

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We are delighted to be offering for sale this historic, unlisted converted chapel located in the heart of the beautiful Kentish village of Lamberhurst. Located on Town Hill, this landmark building, constructed in 1886, and converted to a home in the 1980's, nestles in landscaped grounds with a large driveway leading you to a detached brick built garage, and a walled landscaped garden. The front door opens to an entrance hall with double doors to the reception room which has French Doors to the garden plus double doors to the separate dining room. This in turn opens to a generous hallway, with door to the rear garden, and door to the utility room and downstairs cloakroom. The kitchen diner is well fitted with a modern range of units. Also on the ground floor is a snug / bedroom 4, with aspect to the front. A trap door in the reception room reveals a fixed timber ladder which leads to the cellar which is used by the current vendor as a gym and store / utility and has a front door to street level. The first floor has three bedrooms, one en-suite, plus a family bathroom. There are vaulted ceilings with exposed timbers which adds a further level of character and interest to this unique and beautiful home. The level lawned rear garden is walled with a good sized patio area and gated entrance. The double garage has a motorised double door and side pedestrian entrance. We recommend an early viewing.

- 1886 Detached Converted Chapel
- Cellar
- 23' reception with French Doors
- Separate Dining Room
- Modern Kitchen + Utility
- Downstairs Cloakroom
- 4 Bedrooms
- Ensuite - plus family bathroom
- Vaulted Ceilings
- Double garage and parking





LOCATION:

Lamberhurst A21 - 1 mile. Frant station 4.7 miles (London Bridge from 50 minutes). Wadhurst 4.2 miles (London Bridge from 54 minutes). Tunbridge Wells 7.5 miles (London Bridge from 44 minutes). Tonbridge 10.5 miles (London Bridge from 38 minutes). M25(J5) 19 miles. Gatwick airport 31 miles. London 45 miles. (All times and distances approximate)

The property is located in the heart of the popular village of Lamberhurst which has a picturesque central village green, local shops, primary school, pubs/restaurants, church and golf course. Nearby Tunbridge Wells provides a more comprehensive choice of shopping, leisure, cultural and commercial facilities including health clubs, theatres and multi-screen cinema complex. The A21 is easily accessible providing connections to the M25 motorway network and London Heathrow, Gatwick and Stansted airports. There are a number of mainline stations within close proximity of the property with regular services to London. There are a number of well-regarded schools in the area, in both the state and private sectors, including St Marys Primary school in Lamberhurst, Marlborough House and St Ronan's in Hawkhurst, Sacred Heart in Wadhurst, Mayfield School, Dulwich Preparatory in Cranbrook, Benenden School, Holmewood House Preparatory in Langton Green, Tonbridge School and Kent College (girls) at Pembury. There are also grammar schools for girls and boys in Tunbridge Wells and Tonbridge. Leisure amenities include golf at a number of courses in the vicinity; sailing, water sports and fishing at Bewl Water and on the south coast; walking and off-road cycling at Bedgebury.

Additional Information:

Council Tax Band: F



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

Approximate Floor Area = 170.5 sq m / 1835 sq ft

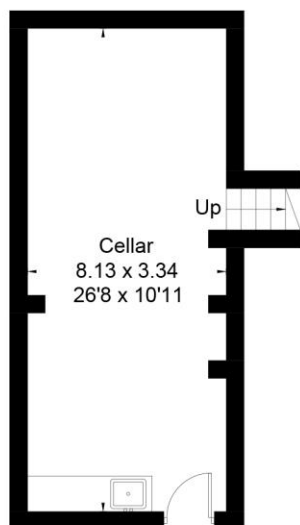
Basement = 28.2 sq m / 303 sq ft

Garage = 37.1 sq m / 399 sq ft

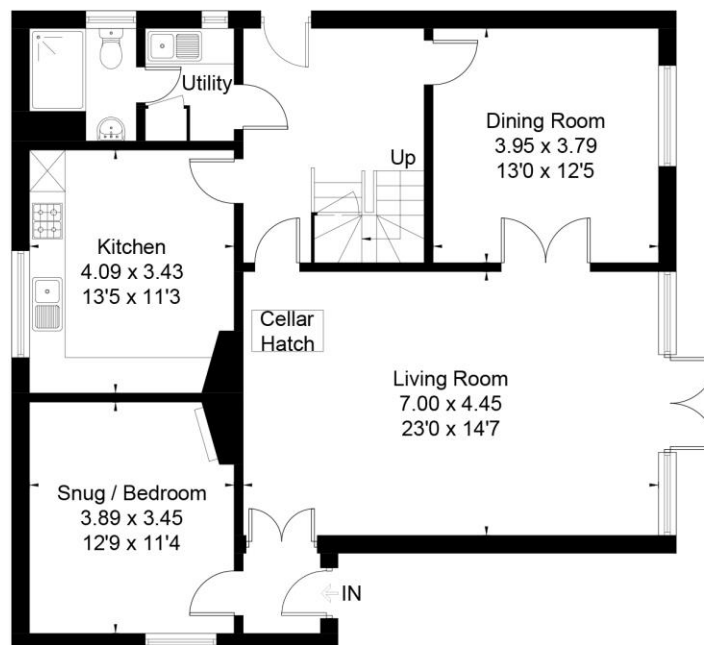
Total = 235.8 sq m / 2537 sq ft



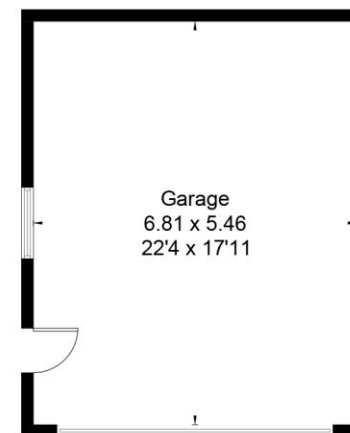
= Reduced head height below 1.5m



Basement



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93905

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