



25 Hopgarden Close, Lamberhurst, Tunbridge Wells, Kent TN3 8DY

Guide Price £725,000 Freehold

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Hopgarden Close is a small cul-de-sac, thoughtfully designed to reflect traditional village life, and is ideally located in the heart of Lamberhurst. The village is surrounded by beautiful countryside with numerous public footpaths and scenic views, as well as excellent leisure amenities including a golf club, Bewl Water and Bedgebury Pinetum, which offer walking, cycling and horse riding. Within the village there are local shops, a church, several well-regarded public houses, a doctor's surgery, post office and a popular primary school. For commuters, the A21 provides straightforward access to the M25. Royal Tunbridge Wells town centre is approximately 8 miles away and offers a mainline station, together with a wide selection of restaurants, coffee shops and both national and independent retailers. In addition, Frant, Bells Yew Green and Paddock Wood stations are all around 5 miles distant, each providing regular services to London. This stunning home is beautifully presented throughout. The first floor features a spacious reception room with a Juliet balcony, enjoying views across open fields. The top floor provides two bedrooms, both with en suite facilities and fitted wardrobes, while the first floor also offers two further bedrooms served by a family bathroom. On the ground floor there is a cloakroom and a large open-plan living/dining room with doors opening directly onto the rear garden. We highly recommend early viewing.

- Village Location
- Views over fields to front
- Stylish Kitchen / Breakfast Room
- Lounge / diner overlooking garden
- 2 En Suite Shower Rooms
- Family Bathroom & Downstairs WC
- 4 / 5 Bedrooms
- Driveway, Parking & Garage





## 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:

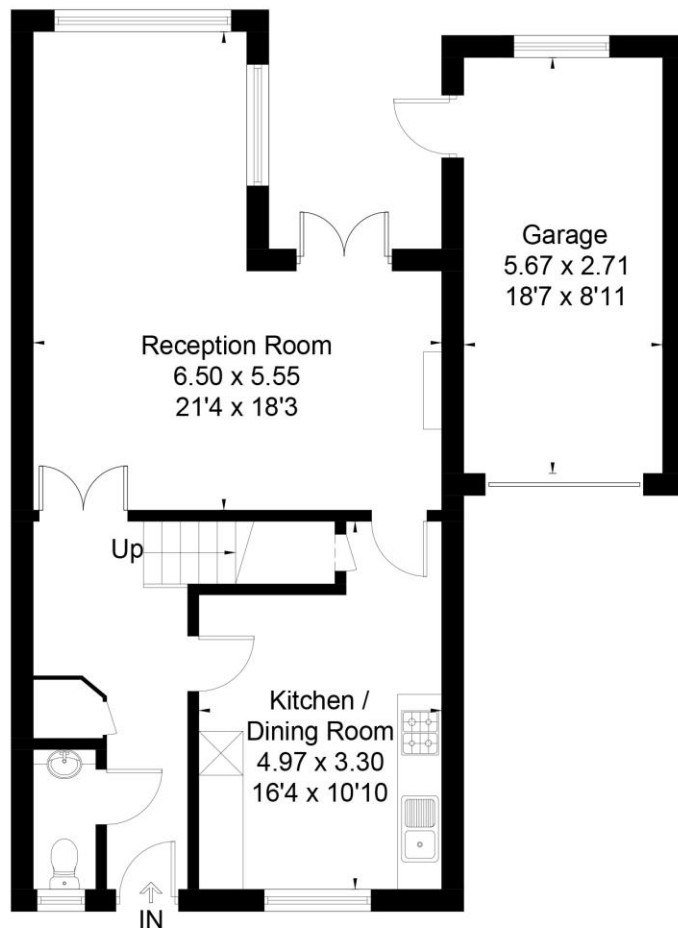
Council Tax Band: F



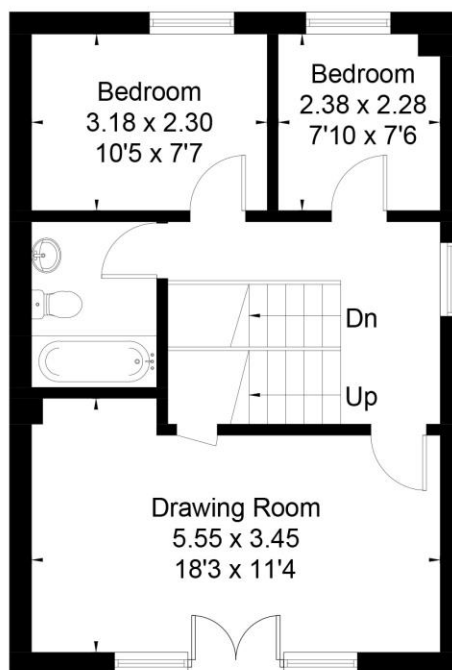
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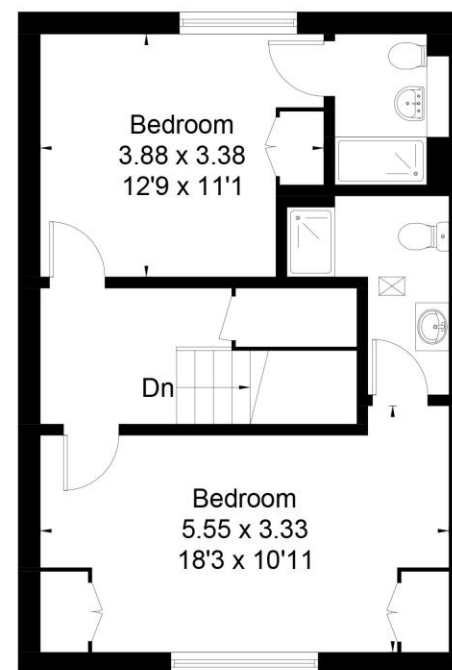
Approximate Floor Area = 149.6 sq m / 1610 sq ft  
 Garage = 15.3 sq m / 165 sq ft  
 Total = 164.9 sq m / 1775 sq ft



Ground Floor



First Floor



Second Floor



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 #97430

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	76	81
EU Directive 2002/91/EC		

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