



West View, The Slade, Lamberhurst, Tunbridge Wells, Kent, TN3 8HN

Offers in Excess of £550,000 Freehold

When experience counts...

est. 1828  
**bracketts**



Coming to the market with the benefit of no onward chain, this detached house is situated in a popular village location. Set well back from the road, the property enjoys a gated front garden, driveway parking, and an integral garage with internal access. The entrance door opens to a useful inner porch and a spacious hallway. On the ground floor there is a reception room to the front, a study with stairs rising to the first floor, a double bedroom adjacent to the family bathroom, and a kitchen/breakfast room with rear lobby. Upstairs, there are two further double bedrooms. The rear bedrooms enjoy views over the large garden, while the front bedroom has a pleasant outlook towards the horizon. Presented in excellent decorative order, the house offers clear potential for further improvement, extension, or adaptation, and is priced accordingly. A particular feature is the impressive rear garden, with a generous lawn, mature shrubs and perennials, and useful side access. The gated front garden is laid to lawn with driveway parking, and offers scope to create additional parking if required. We strongly recommend early viewing of this attractive chain-free home.

- Village Location
- Set well back from Road
- Driveway and Garage
- Detached 2 Storey House / Chalet Bungalow
- 2 / 3 Receptions Downstairs
- 2/3 Bedrooms
- Established and Well Stocked Garden
- Double Glazed
- Good Decorative Order
- NO ONWARD CHAIN





## 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: E



**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.



# The Slade, Lamberhurst, Tunbridge Wells, TN3

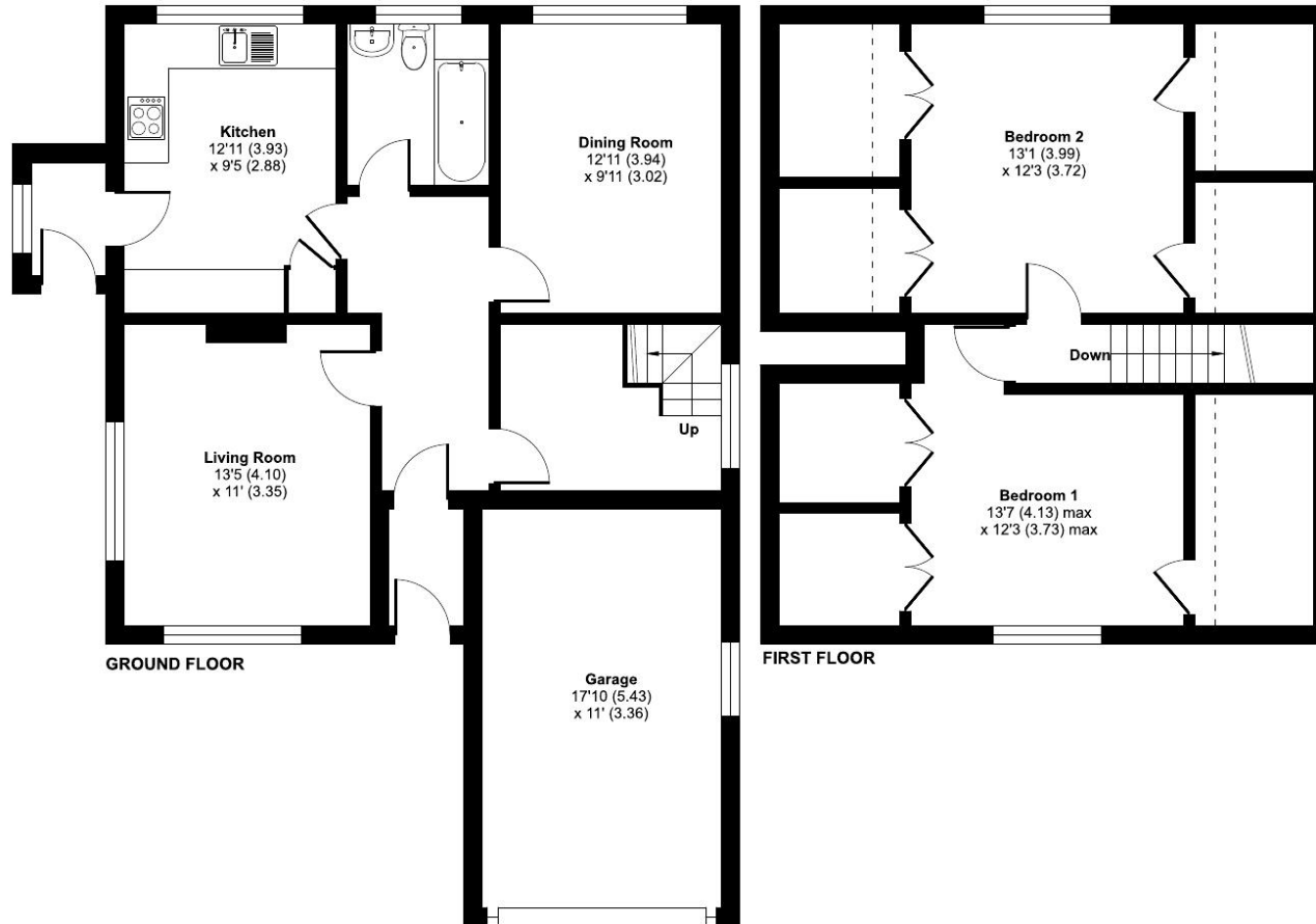
Approximate Area = 1135 sq ft / 105.4 sq m

Limited Use Area(s) = 156 sq ft / 14.4 sq m

Garage = 191 sq ft / 17.7 sq m

Total = 1482 sq ft / 137.5 sq m

For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bracketts llp. REF: 1354512

27-29 High Street  
Tunbridge Wells, Kent TN1 1UU  
01892 533733  
tunbridgewells@bracketts.co.uk

When experience counts...

est. 1828  
**bracketts**