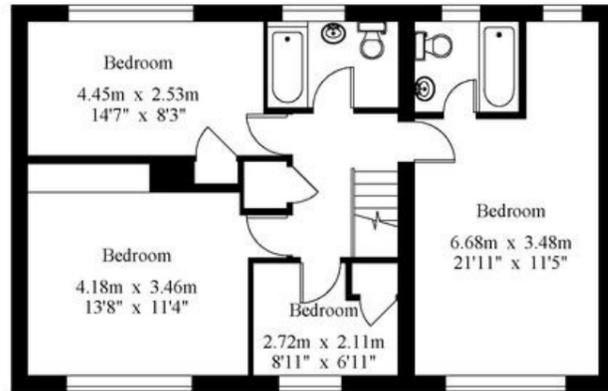
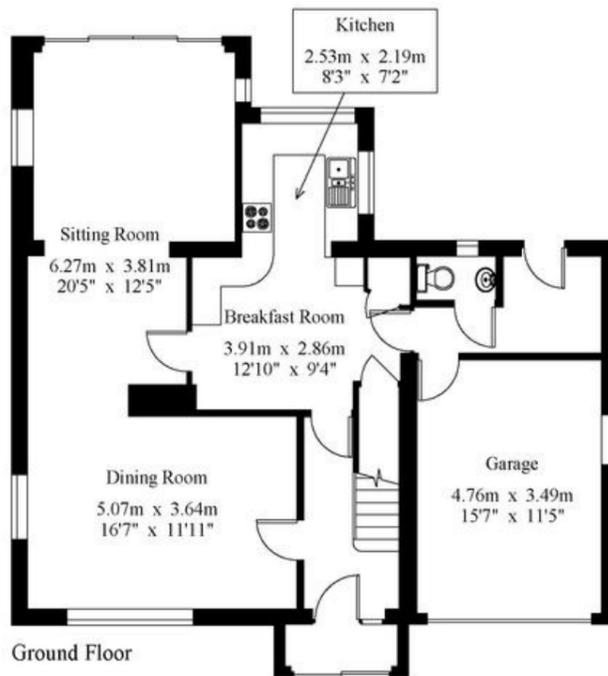


Romney

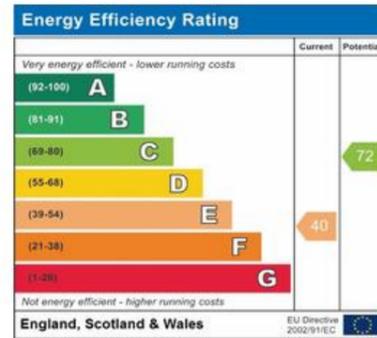
Gross Internal Area : 168.4 sq.m (1812 sq.ft.)



First Floor



Ground Floor



For Identification Purposes Only.
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Romney

Furnace Lane, Lamberhurst, TN3 8LD

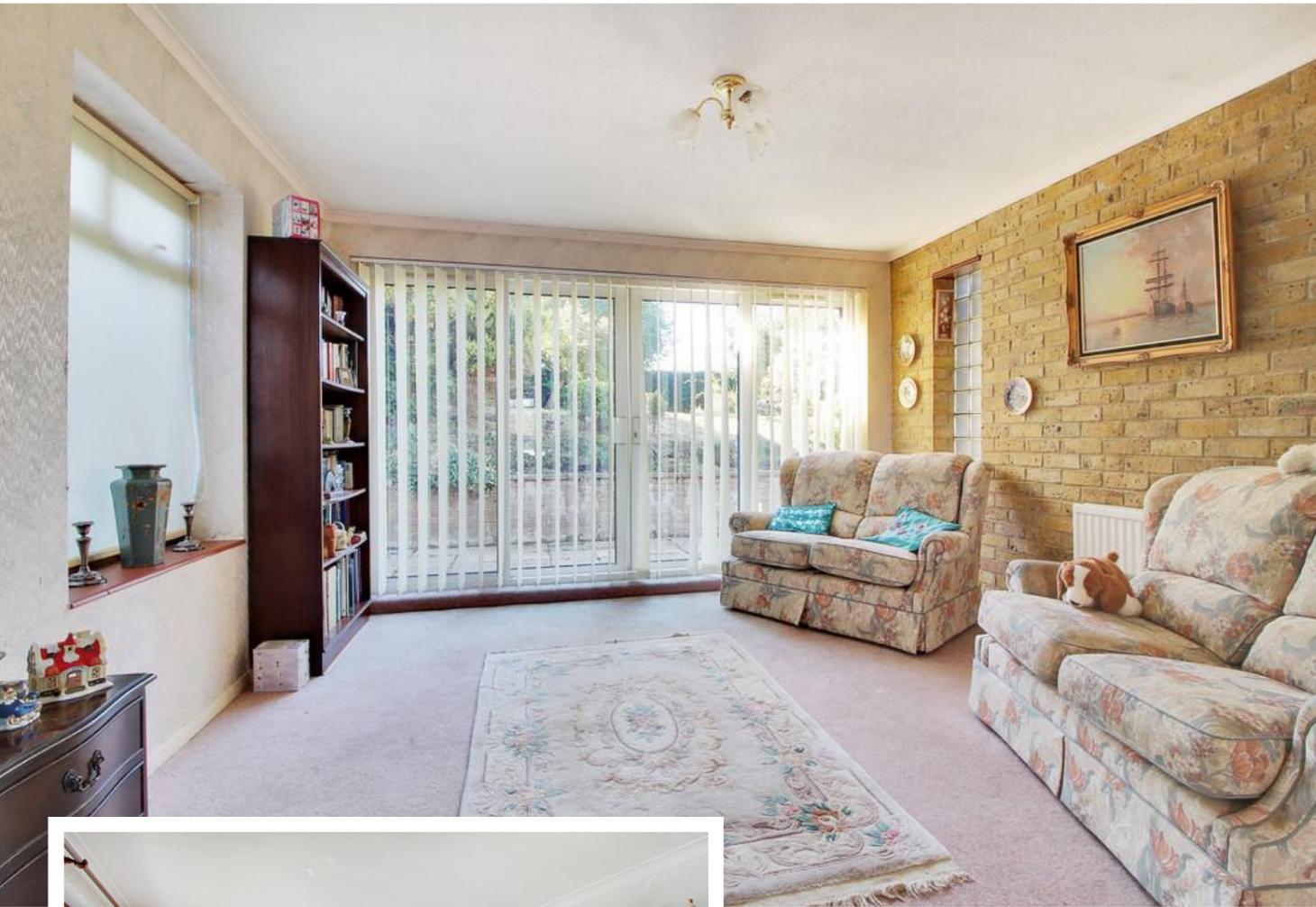


Spacious detached family house with excellent potential and country views, on village outskirts. Easy access to mainline stations and A21.

Porch, Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Cloakroom, Utility Room, 3 Large Double Bedrooms, En-suite Bathroom, Single Bedroom 4, Family Bathroom, Oil Fired Central Heating, Mains Electricity and Drainage, Integral Garage Good Sized Front and Rear Gardens

£515,000 Freehold





Property Description

A modern detached and extended family house, some updating and redecorations are desirable
Spacious reception rooms connected by a wide opening
Dining room with views over the large front garden
Extended sitting room with dual aspect and sliding doors out to the south facing rear patio and garden
A good range of fitted kitchen cupboards including large under stairs cupboard Window with south facing aspect over the garden

Utility room with a sealed double glazed door leading to the garden and personal door leading to the integrally constructed maxi garage with an up-and-over door to the front
Ground floor doakroom with WC and window
On the first floor there is a spacious landing with a hatch to the part boarded roof space with loft ladder and light connected
There are three good sized double bedrooms either with views over the vineyard to the front and unspoilt countryside beyond, or over the rear garden
Single bedroom 4 with views to the front over vineyard



Large master bedroom with extensive wardrobe cupboards and en-suite bathroom with window
There is also a family bathroom

Outside
The house benefits from being set back from the road and approached over a tarmac drive with a turning area. Lawned with mature hedge boundaries
The landscaped rear garden has a patio immediately behind the house, a brick retaining wall and steps up to a level area of lawn with shrubs, roses, two apple trees and a walnut tree.
There are boundary hedges, a greenhouse, shed and an outside tap with gated paths to either side of the house

Situation
Lamberhurst Primary School is 0.7 miles
Frant Station is 3.7 miles and Wadhurst Station is 3.9 miles
Sotney Castle with its formal gardens is 1.4 miles

Practicalities
Tunbridge Wells Borough Council Tax Band F
Tenure - the property is freehold
Oil fired central heating. Mains electricity and drainage

Directions
From Tunbridge Wells proceed out of the town on the Bayham Road (B2169). On entering Lamberhurst proceed through the traffic calming chicane and the property will be found on the right-hand side of the road before the entrance into the vineyard.

Viewing
Strictly by appointment through sole agents
Sumner Pridham

