



Ground Floor

Romney

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Romney Furnace Lane,
Lamberhurst, TN3 8LD

SUMNER PRIDHAM

An attractive detached family house located on the edge of popular Kent village, benefitting from attractive views to the rear and front over Lamberhurst vineyard, spacious open planned ground floor accommodation leading out to a good sized garden, generous sized bedrooms, and being sold with the benefit of no forward chain.

Enclosed Porch, Hall, Cloakroom, Sitting Room, Family Room, Kitchen/Dining Room, Principal Bedroom with Ensuite Bathroom, 3 further Bedrooms, Family Bathroom, Oil Fired Central Heating, Double Glazed Windows, Front Garden with Multiple Off-Road Parking, side access to private south facing Rear Garden.

Guide price £750,000 Freehold *No Forward Chain*



29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ Attractive individual detached house on the edge of Lamberhurst village.
- ◆ Pleasing outlooks to both front and rear over Lamberhurst vineyard.
- ◆ 5-bar gate entrance into good sized front garden with multiple off-road parking.
- ◆ Attractive open plan ground floor accommodation with wood flooring.
- ◆ Kitchen/Dining room with access out to garden.
- ◆ Feature large wood burning stove plus central heating.
- ◆ Attractive garden with open outlook to rear.
- ◆ Endosed porch with wood block flooring.
- ◆ Hall with solid wood flooring which continues into the main reception area.
- ◆ Sitting room enjoys dual aspect to the front and side, modern recessed ceiling lights.
- ◆ 'Contura' large wood burning, wide arch through to family room featuring polished wood block flooring, triple aspect to include wall to wall sliding doors out to rear garden, useful storage cupboard.
- ◆ Spacious triple aspect kitchen dining room with stainless steel worksurfaces including inset one and a half stainless sink, comprehensive range of cupboards including boxed drawers, storage and pantry cupboards.
- ◆ Appliances include a rangemaster twin oven with induction hob and Miele extractor above, wine cooler, door leading out to the south facing rear garden.



- ◆ Ground floor doakroom with low level WC with concealed cistern, wall hung washbasin, tiled wall plus a useful doaks area, with window to rear.
- ◆ Staircase leading to first floor landing with wooden flooring, linen cupboard with slatted shelves, access via folding wooden steps to a large attic space with skylight to the rear.
- ◆ Principal bedroom with views across to Lamberhurst vineyard, recessed ceiling lights.
- ◆ Ensuite bathroom with wooden flooring, tiled walls, shower end bath, drench and handheld shower, glass screen, wash basin with vanity cupboard under, low level WC, chrome towel rail and 2 windows to the rear.
- ◆ Large bedroom 2 with exposed wooden flooring and built in wardrobe cupboard with sliding doors and fitted pull out drawers, mirror and hanging rail, views to the front to Lamberhurst vineyard.
- ◆ Double bedroom 3 featuring a built in double wardrobe cupboard and southerly views over the garden and to countryside beyond.
- ◆ Bedroom 4/Office has views towards the vineyard and built in storage cupboard with hanging rail.
- ◆ Family shower room with walk in shower cubide, drench and handheld showers, pedestal washbasin, low level WC, chrome towel radiator, tiled walls and window to rear.

Outside

- ◆ Romney is set back from Furnace Lane with a mature tall hedge, 5 bar gate leading into a gravelled drive providing multiple parking plus an area of lawn.
- ◆ Side access to the rear garden, also accessed from the kitchen and family room leading out to 2 decked areas, lawn and raised flower borders, steps lead up to the main area of garden, which is again laid to lawn with 3 mature fruit trees.
- ◆ Mature hedge boundaries on either side and a beech hedge as the rear boundary which backs on to open ground and countryside.

Services

- ◆ Mains water, electricity, drainage and oil fired central heating.

Location

- ◆ Attractive edge of village location within walking distance down into Lamberhurst with its popular primary school, easy access onto A21 with links to M25 and London.
- ◆ Located 6.5 miles from Tunbridge Wells and 3.7 miles from the nearest station in Bells Yew Green.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

