8 Bull Lane Cottages Furnace Lane, Lamberhurst, Tunbridge Wells, TN3 8LN

Asking price £775,000

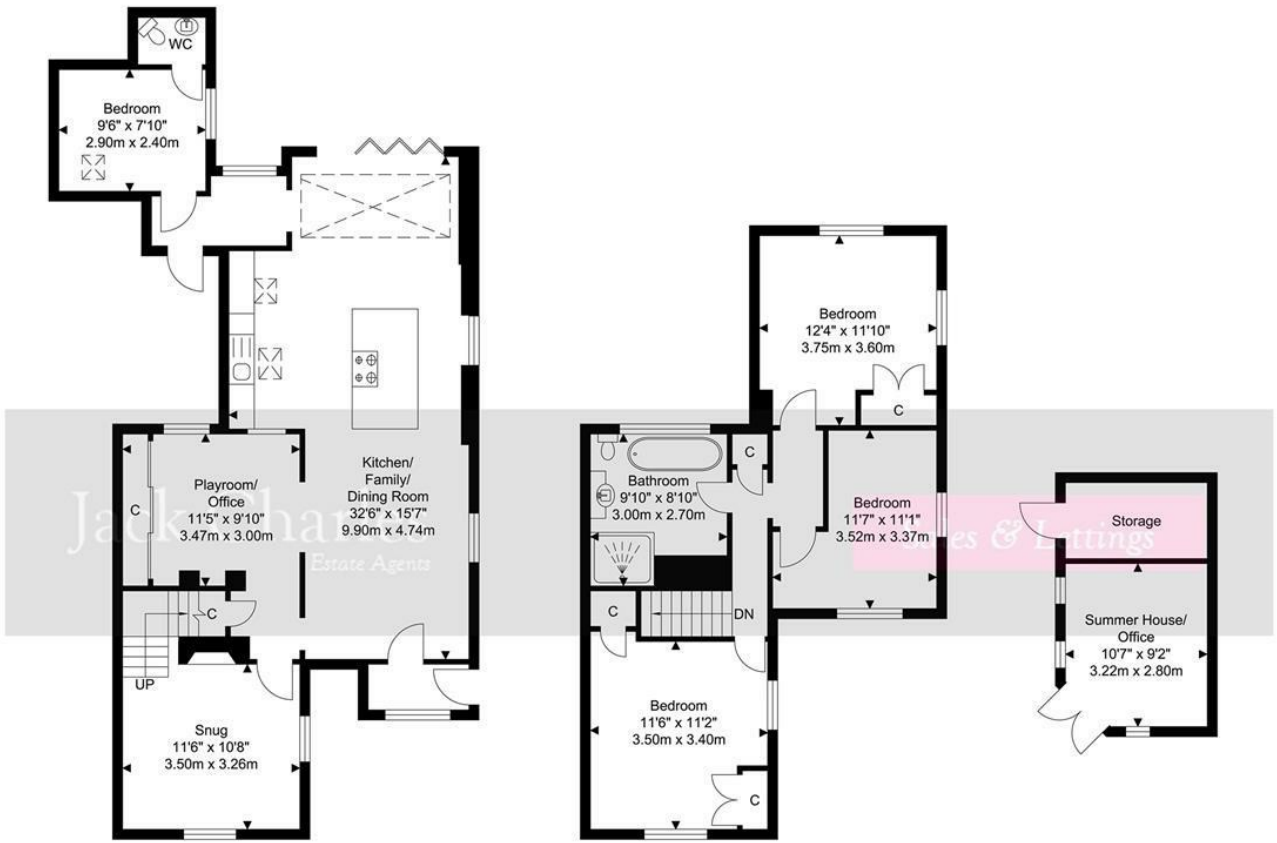
Jack Charles
Estate Agents

Sales & Lettings

8 Bull Lane Cottages
Furnace Lane,
Lamberhurst,
Tunbridge Wells,
TN3 8LN

- Beautifully presented and extended period home
- Stunning countryside views to the front and rear
- Four bedrooms, including a ground floor guest bedroom
- Stunning family bathroom with freestanding bath and walk in shower
- Open plan kitchen, breakfast, dining and family room
- Glazed vaulted dining area with bi folding doors
- Snug and separate playroom/study
- Detached home office with power, lighting and internet connectivity
- Large gravel parking area behind electric gates
- Beautifully landscaped and enclosed rear garden

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor
Approximate Floor Area
859.17 SQ.FT.
(79.82 SQ.M.)

First Floor
Approximate Floor Area
565.85 SQ.FT.
(52.57 SQ.M.)

Outbuilding
Approximate Floor Area
141.00 SQ.FT.
(13.10 SQ.M.)

TOTAL APPROX FLOOR AREA 1566.04 SQ.FT. (145.49 SQ. M.)
For Identification Purposes Only.

Jack Charles
Estate Agents
Sales & Lettings
6 London Road
Tunbridge Wells
Kent TN1 1DQ
T.: 01892 621 721
191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 82
32 London Road
Sevenoaks
Kent TN13 1AJ
Tel: (01732) 678 678
E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer this beautifully presented and extended period home, occupying a truly idyllic semi rural setting on the outskirts of Lamberhurst and Bells Yew Green, enjoying stunning countryside views to both the front and rear.

Having been sympathetically extended and extensively modernised by the current owners, this exceptional property effortlessly combines period charm and character with contemporary family living, creating a wonderful home finished to an excellent standard throughout.

The accommodation is both versatile and well proportioned, centred around a spectacular open plan kitchen, breakfast, dining and family room which forms the true heart of the home. Thoughtfully designed for modern family life, this impressive space provides ample room for both everyday living and entertaining. To the front is a comfortable sitting area which in turn provides access to both the cosy snug and a further reception room, currently utilised as a playroom but equally suited as a study or family room. Centrally positioned within this wonderful space is the beautifully appointed kitchen, featuring a central island and an extensive range of fitted units. To the rear, the dining area is a particularly impressive feature, enhanced by a glazed vaulted ceiling which floods the room with natural light and creates a wonderful sense of space. Bi folding doors create a seamless connection between the house and garden and providing the perfect space for year round entertaining.

Also located on the ground floor is a generous double bedroom with an en suite cloakroom comprising a WC and wash hand basin, making it ideal for guests, multi generational living or those seeking ground floor accommodation.

To the first floor are three further bedrooms, including two excellent double rooms enjoying attractive countryside views and a well proportioned fourth bedroom. These are served by a stunning family bathroom fitted with a freestanding bath, walk in double shower, wash hand basin and WC.

Externally, the property continues to impress. A shared gravel driveway leads through electric gates to a substantial gravel parking area providing ample off road parking. There is also a detached outbuilding currently utilised as a home office, benefiting from power, lighting and internet connectivity, making it ideal for those working from home. The rear garden is a particular feature of the property, beautifully enclosed and enjoying a high degree of privacy. A generous paved terrace provides an excellent entertaining space, leading onto an area of lawn with established planting and borders.

The setting is simply superb, offering the perfect balance of rural tranquillity whilst remaining conveniently positioned for the amenities of nearby Lamberhurst and the surrounding villages. With open fields to both the front and rear, this is a rare opportunity to acquire a truly special family home in an enviable location.
Viewing is highly recommended to fully appreciate the quality of accommodation, beautiful gardens and outstanding setting on offer.

Location

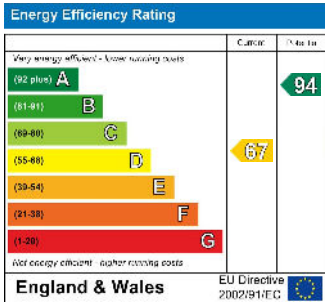
Hook Green is a rural hamlet boasting a highly rated 16th century pub and a network of footpaths into surrounding countryside, which is designated as an Area of Outstanding Natural Beauty. Bewl Water is nearby as well as many other local attractions including the Bayham Abbey ruins, Scotney Castle and Bedgebury Pinetum.

The bus stop for the 256 bus from Wadhurst to Tunbridge Wells is approximately 50 yards away, and the Elephant's Head public house a further 80 yards away.

Lamberhurst is the nearest village, offering an extensive local village store with Post Office, several more pubs, a primary school, doctor's surgery/ pharmacy, the renowned Lamberhurst Golf Club, and a number of clubs and societies.

The lovely Spa town of Royal Tunbridge Wells is only about six miles away, with its fabulous shopping and beautiful Regency style paved Pantiles area, theatres and various other leisure facilities. This town also has very high achieving grammar schools.

Railway stations can be found at Bells Yew Green (Frant) (3 miles), Paddock Wood and Tunbridge Wells (6 miles), each providing fast and regular service to London Charing Cross, London Bridge and Canon Street.



Jack Charles
Estate Agents

F&M
Jack Charles
Estate Agents

Jack Charles
Estate Agents

Jack Charles
Estate Agents

Jack Charles

Jack Charles

Jack Charles

Jack Charles

Jack Charles
Estate Agents

Jack Charles
Estate Agents

Jack Charles

Jack Charles