Eaton Brae

Town Hill, Lamberhurst, Kent

Green Lizard
SUCCESSFULLY SELLING HOMES

An attractive and well-presented detached 3/4 bedroom converted Victorian chapel of approximately 1,835sq.ft, situated in an elevated position in the heart of the village.

Guide price £725,000 Freehold

Situation: The property is situated in the heart of the pretty village of Lamberhurst, which offers a good range of shops and services for everyday needs including a general store, church, primary school, golf course, a number of popular inns, village hall and a children's playground and playing fields.

For the commuter, the A21 is in close proximity and offers access to both London and the South coast. Rail services can be found in the villages of Frant and Wadhurst and the towns of Paddock Wood and Tunbridge Wells and provide a regular commuter service to London Charing Cross and Cannon Street in approximately an hour. The regional centre of Tunbridge Wells is just 6 miles distant and provides a wide range of amenities including the historic Pantiles, Royal Victoria shopping centre, a retail park, cinema complex and theatres.

The beautiful surrounding countryside includes some excellent walks and local places of interest, including Scotney Castle and Bayham Abbey and for those seeking outdoor pursuits, there is Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description: Eaton Brae is a substantial detached Victorian converted chapel dating from 1886 with attractive external elevations of brick beneath a tiled roof (replaced 17 years ago) and large double-glazed windows throughout. The property benefits from being unlisted with period features and high ceilings, and provides flexible and spacious accommodation of approximately 1,835sq.ft/ 170.5sq.m. There is also an excellent basement providing an additional 303sq.ft/28.2sq.m of useful space with separate access.

The front door opens to an entrance hall with a door to a part vaulted snug/fourth bedroom with a lovey arch window, double doors leading to a large sitting room, which extends to 23ft and has French Doors leading out to the garden and double doors leading to a dining room. There is a trap door in the sitting room room with a fixed timber ladder leading to the basement, which is used by the current owners as a gym and storeroom with utility area and there is also a separate door leading out to the front. There is a spacious hallway beyond the sitting room and dining room with doors to the rear garden, utility room and downstairs shower room/cloakroom and kitchen/breakfast room. The well-appointed kitchen is fitted with range of shaker style wall and base units. On the first floor there are vaulted ceilings with exposed timbers and three good-sized bedrooms (one with an en-suite) and a family bathroom.

Outside there is off road parking and a double garage, which has storage above and an electric door and pedestrian side door. A gate from the drive gives access to the southwest facing walled garden, which has a terrace and lawn. A path leads to the rear of the house where there is a further terrace.

Services: Mains water and electricity. Oil-fired central heating
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Current council tax band: F (202526: £3,310.13 per annum)
Current energy efficiency rating: F
Property address: Eaton Brae, Town Hill, Lamberhurst, Kent TN3 8EN

01892 786720 www.greenlizardhomes.co.uk
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

Approximate Floor Area = 170.5 sq m / 1835 sq ft
Basement = 28.2 sq m / 303 sq ft
Garage = 37.1 sq m / 399 sq ft
Total = 235.8 sq m / 2537 sq ft

For layout guidance only

Important notice:
These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.

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