



## Whisketts View

Lamberhurst Down, Lamberhurst, Kent, TN3 8HD

Batcheller  
Monkhouse



# Whisketts View

A much improved and stylishly presented family house in an attractive location on the outskirts of the favoured village of Lamberhurst.

- Entrance Hall
- Drawing Room
- Dining Room
- Family Room
- Kitchen/Breakfast Room
- Shower Room
- Master Bedroom with En Suite
- Shower Room
- 3 further Bedrooms
- Family Bathroom
- Off Road Parking
- Garage
- Attractive Mature Gardens



## AMENITIES

Whisketts View is located on the outskirts of the popular village of Lamberhurst, within walking distance of the local shop and post office, primary school, 4 public houses and an Italian Market (all within a mile).

Also close at hand is Scotney Castle, Bedgebury Pinetum, Bewl Water and Lamberhurst Golf Club.

Tunbridge Wells with its comprehensive shopping facilities is approximately 6 miles distant.

Railway stations are at Frant (4 miles), Wadhurst (4.5 miles) and Tunbridge Wells (6 miles), providing services to London Bridge, Charing Cross and Cannon Street.

## DESCRIPTION

Whisketts View has been the subject of extensive improvement works by its current owners and is now presented in excellent order with flexible spacious accommodation. The principle rooms are light and airy with an attractive view of the garden. Main features include:

- Ground floor entrance hall with oak flooring and shower room to one side.
- Drawing room with stone fireplace and inset wood burner and 2 sets of bi-fold doors opening to the garden.
- Superb kitchen/breakfast room with a range of painted units with oak worktops, integrated dishwasher, space for range cooker and American fridge/freezer and provision for washing machine and tumble dryer, travertine flooring and double doors to the rear garden.
- Also on the ground floor is the dining room and family room.
- The master bedroom is vaulted with electric velux windows and blinds and a window to the rear. The en suite shower room has a walk-in shower with an electric velux window.
- There are 3 further bedrooms and a family bathroom with a roll top bath and mixer tap shower attachment.





## OUTSIDE

There is a driveway providing additional parking leading to a detached garage with electric up and over door, power and light and a large loft space for storage. Across the width of the rear of the property is a broad paved terrace with low level box hedging, sweeping lawns with an array of mature shrubs and trees including magnolia, honeysuckle arbor and log store to one side. The rear garden is approximately 72 ft x 55 ft.

## DIRECTIONS

From Tunbridge Wells heading on the Bayham Road (B2169) towards Lamberhurst, continue past the vineyard and at the cross roads go straight over. After passing The Brown Trout public house turn right into an unmade road just past the traffic calming and Whisketts View will be found on the left hand side

### Additional Information:

**Local Authority:** Tunbridge Wells 01892 526121  
[www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Services:** Mains electricity, water and drainage (not checked or tested)  
Oil fired central heating, no gas.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk),  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number K496524

**EPC:** EPC rating D



## OFFERS INVITED

## VIEWINGS

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

**Battle**  
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**Pulborough**  
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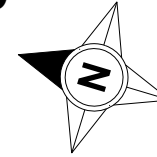
**Tunbridge Wells**  
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**London**  
Mayfair Office  
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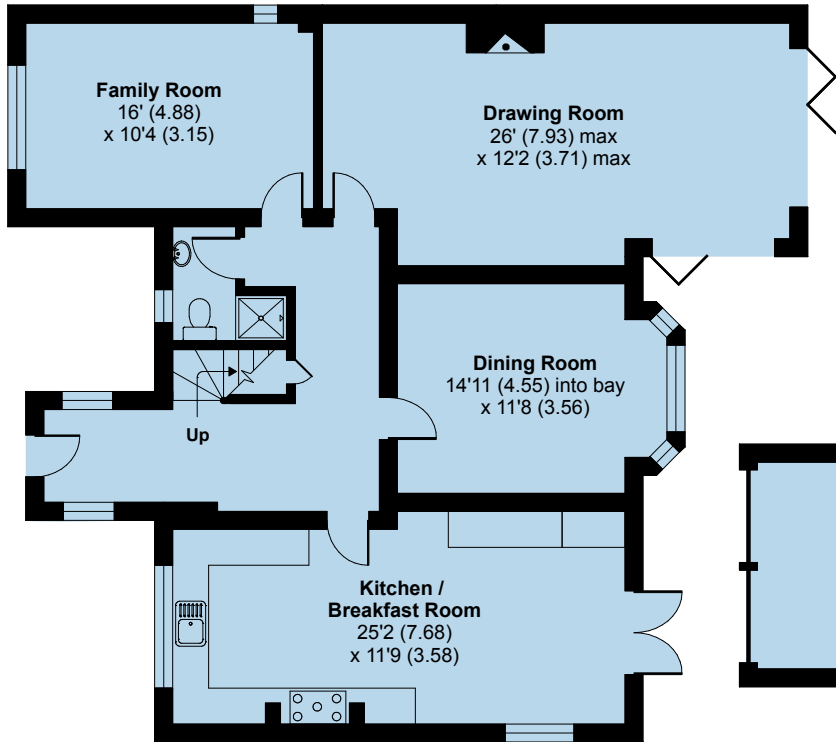


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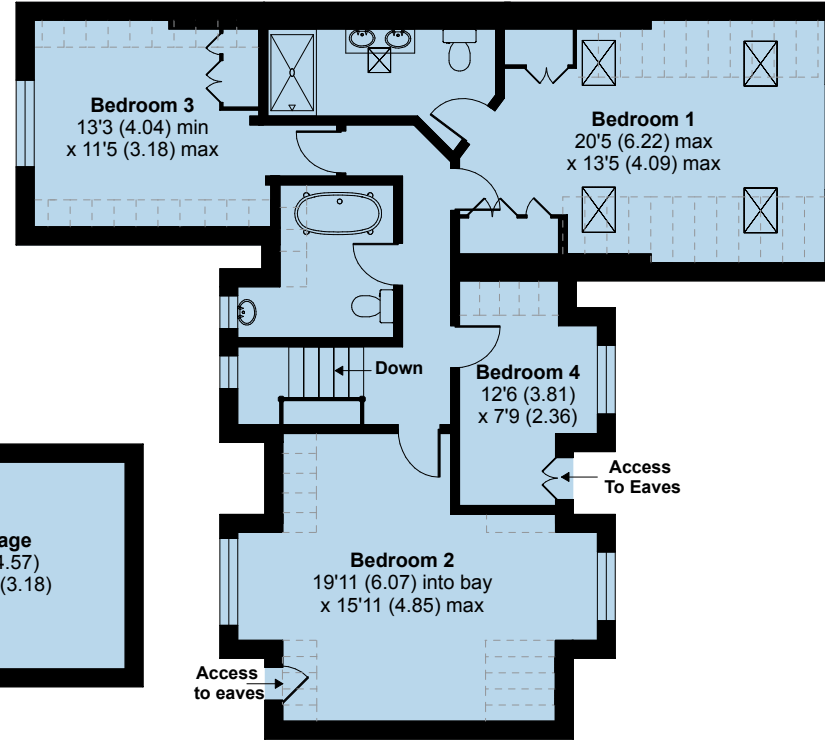
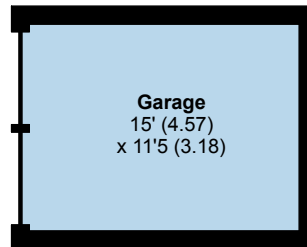
APPROX. GROSS INTERNAL FLOOR AREA 2021 SQ FT 187.7 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT, VOID & GARAGE)



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;  
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;  
5. All measurements and distances are approximate;  
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