



## Windmill Cottage

Lamberhurst Quarter, Tunbridge Wells, Kent, TN3 8AL

Batcheller  
Monkhouse

# Windmill Cottage

An opportunity to acquire a four bedroom cottage with parking set just off the A21 with its own garden and within easy reach of Tunbridge Wells (5 miles) and the popular village of Lamberhurst (1.2 miles).

- Entrance Hall
- Sitting Room
- Kitchen Breakfast Room
- Family Bathroom
- 3 Double Bedrooms
- Further Bedroom with En Suite WC
- Store/Boiler Room
- Garden and Terrace
- Parking
- Lamberhurst 1.2 miles
- Tunbridge Wells 5 miles



## AMENITIES

Windmill Cottage is situated in a convenient location with direct access onto the A21 and excellent access to Tunbridge Wells (5 miles), Tonbridge (7.7 miles) and Paddock Wood (6.5 miles), with mainline train services to London from Tunbridge Wells (approx 1 hour), Tonbridge (approx 50 mins) and Paddock Wood (approx 55 minutes). The nearby village of Lamberhurst is approximately 1.2 miles distant with its local amenities including inns, butchers and a village hall.. There is a good choice of state and independent schools in the area with a well reputed primary school at Brenchley, grammar schools in Tunbridge Wells and Tonbridge, Kent College, the Judd School in Tonbridge, Marlborough House in Hawkhurst and Dulwich at Cranbrook. Leisure pursuits in the area include sailing, fishing and walking at Bewl Water. Horse riding, walking and mountain bike riding at Bedgebury Pinetum and golf is available at Lamberhurst and Dale Hill.

## DESCRIPTION

Windmill Cottage is a detached 4 bedroom cottage with external elevations of whitewashed weather board under a slate roof. The property is need of refurbishment and decoration with the opportunity to extend but subject to the necessary permissions.

The accommodation on the ground floor consists of two reception rooms and a kitchen breakfast room as well as a family bathroom. Stairs from the entrance dining room lead to the first floor where there are four bedrooms of which one has the advantage of an en suite WC.and shower cubicle.

## OUTSIDE

The property has off road parking and sits in its own garden which is mainly laid to lawn interspersed with trees and mature shrubs. There is a small pond and the garden is enclosed by panel fencing and hedgrows.

## DIRECTIONS

From the centre of Lamberhurst proceed up the hill towards the A21. at the roundabout take the first exit heading north to Tunbridge Wells. After 0.5 miles turn right and the entrance to Windmill Cottage will be immediately on your right handside.



**Additional Information:**

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

**Services:** Mains electricity and water (not checked or tested) Private drainage, Oil fired central heating. No mains gas or connection to mains drainage.

**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 K679109

**EPC:** EPC rating E



**Offers Invited**

**VIEWINGS**

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

**Battle**  
01424 775577  
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**Haywards Heath**  
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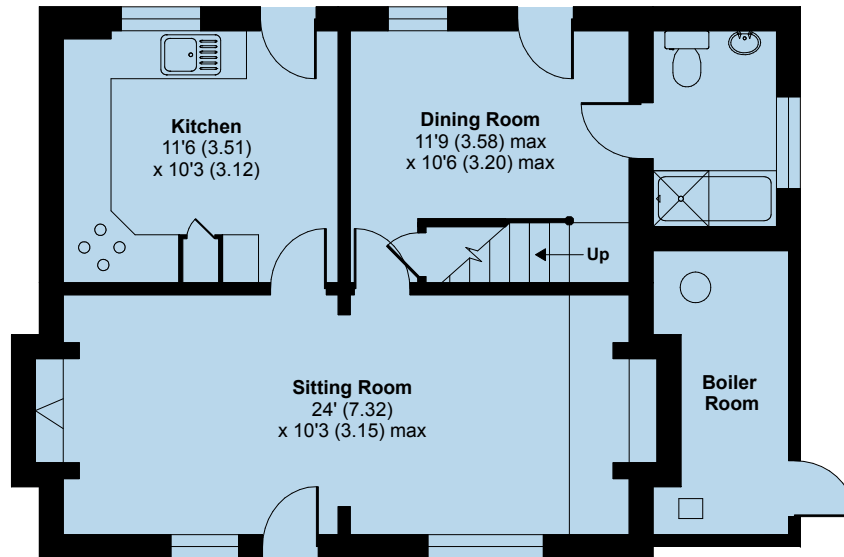
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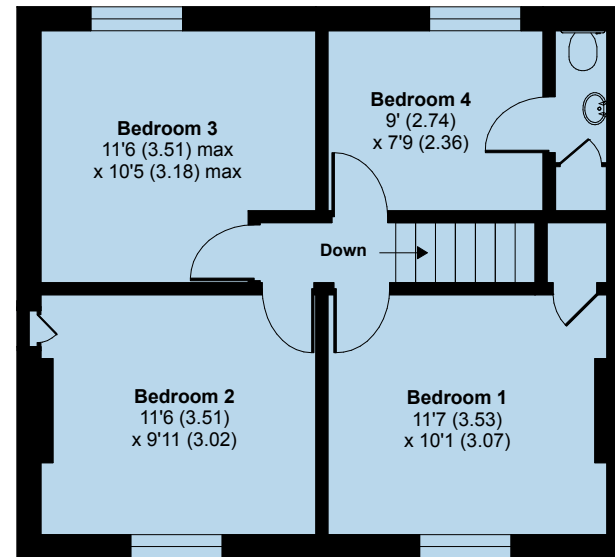
**London**  
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# Windmill Cottage, Lamberhurst Quarter, Lamberhurst, Tunbridge Wells, TN3 8AL

APPROX. GROSS INTERNAL FLOOR AREA 1054 SQ FT 97.9 SQ METRES (EXCLUDES BOILER ROOM)



GROUND FLOOR



FIRST FLOOR

## NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
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;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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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