



Beautiful four bedroom home in the heart of Lamberhurst with stunning countryside views.

**Windmill Farm, Lamberhurst, Kent, TN3**

£3,500 pcm plus fees apply,  
Available from 24.10.2020

savills

4 bedrooms • Spacious living area • Large garden • Driveway parking • Garage

#### Local Information

Lamberhurst is a lovely village just over 6 miles away from Tunbridge wells.

With a number of great country pubs in and around Lamberhurst, it's a excellent place to stop off after a long walk.

#### About this property

Beautiful four bedroom home in the heart of Lamberhurst.

Upon entering the property you step into a good sized hallway leading off to a downstairs bedroom, large reception room with a stunning brick fireplace , open plan kitchen offering great space and downstairs washroom & utility.

Upstairs are three further well proportioned bedrooms two with en-suites and two with walk in wardrobes plus a family bathroom.

This family home is great for entertaining and to the rear of the property is an expansive patio area within an enclosed private garden, backing onto farm land with beautiful views of rolling countryside and sunsets. To the front of the property is a large gravel driveway with ample parking. Garden maintenance included.

#### Furnishing

Unfurnished

#### Local Authority

Tunbridge Wells Borough Council  
Council Tax Band = F

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Tunbridge Wells Lettings Office.  
Telephone: +44 (0) 1892 507 050.

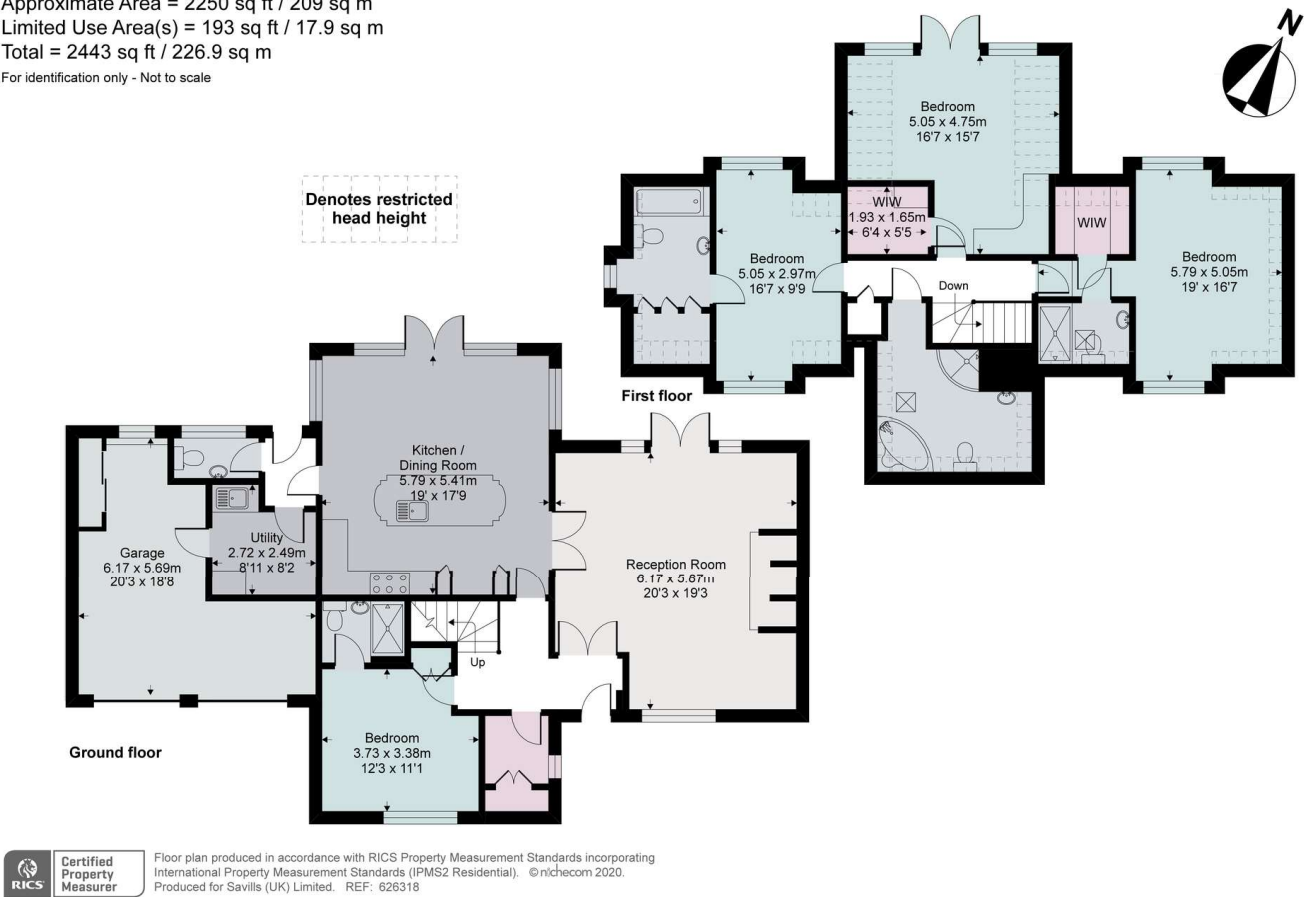




Windmill Farm, Lamberhurst, Kent, TN3  
Gross Internal Area 2443 sq ft, 226.9 m<sup>2</sup>

Windmill Farm, Lamberhurst Quarter, Lamberhurst, Tunbridge Wells, TN3 8AL

Approximate Area = 2250 sq ft / 209 sq m  
Limited Use Area(s) = 193 sq ft / 17.9 sq m  
Total = 2443 sq ft / 226.9 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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