



## A CHARMING FAMILY HOME SITUATED IN THE HEART OF LAMBERHURST

WHEELWRIGHT COTTAGES

SCHOOL HILL, LAMBERHURST, TUNBRIDGE WELLS, TN3 8DF

Unfurnished, £1,750 pcm + fees and other charges apply.\*

1<sup>st</sup> September 2019





• 3 Bedrooms • Bathroom • Reception room •  
Charming cottage • Stunning countryside views •  
Spacious kitchen/dining room • Pretty garden •  
Parking • EPC Rating = C • Council Tax = E

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### Situation

Conveniently located in the picturesque village of Lamberhurst, with easy access to the A21 and Tunbridge Wells.

### Description

This charming 3/4 bedroom home offers spacious family living surrounded by stunning countryside.

Entrance is through the porch and into the entrance hall where there is a study situated to the right and a downstairs cloakroom. The modern, bright kitchen/breakfast room has a separate utility room. To the rear of the property is a spacious reception room with wood burner and French doors leading onto a pretty patio area with pergola and stunning countryside views.

On the first floor are 3 good sized bedrooms, the expansive master bedroom has custom built wardrobes and garden views, and family bathroom completes the accommodation on this floor.

The third floor offer a playroom/teenage retreat with ample space and storage in the eaves.

There is parking for 2 cars in the driveway and a beautiful landscaped garden to the rear providing a perfect area for entertaining and al fresco dining.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.



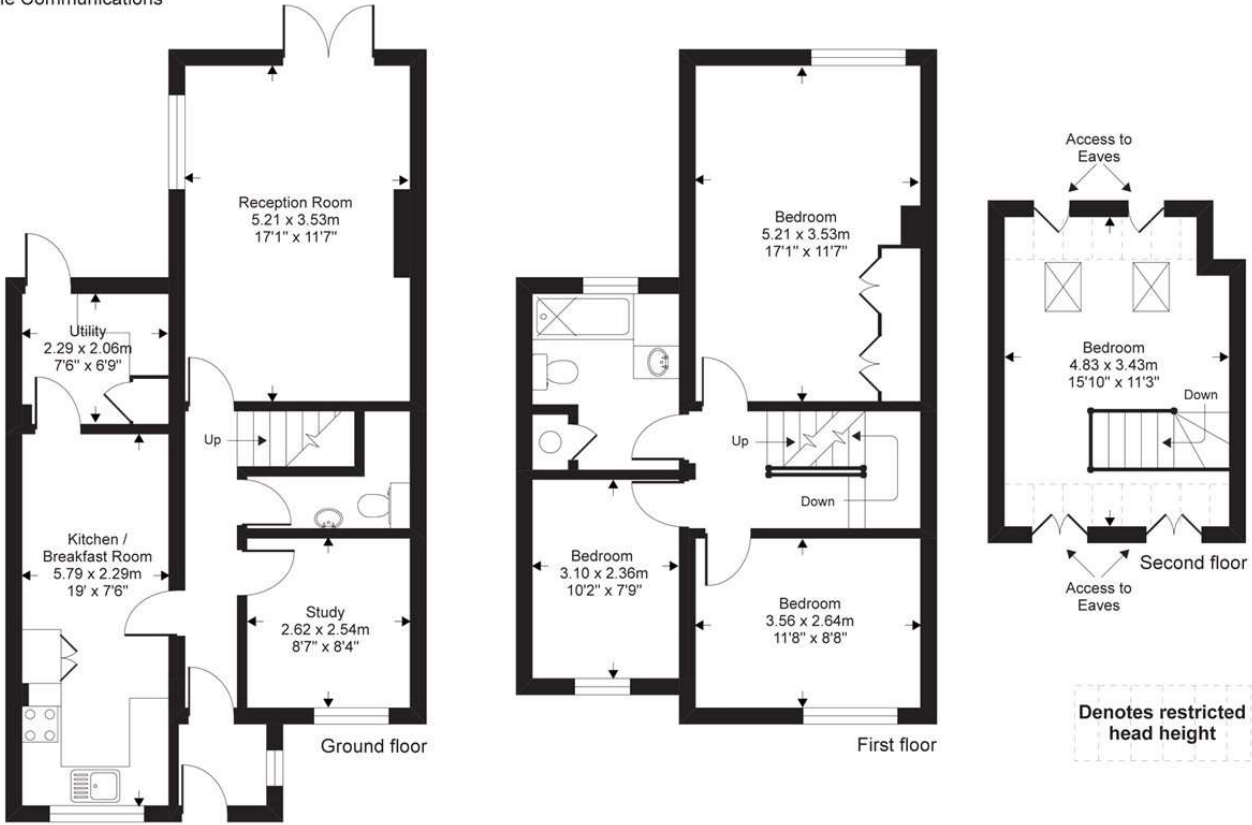
# Wheelwright Cottages, School Hill, Tunbridge Wells, TN3

Gross internal floor area (approx):

119.7 sq m / 1288 sq ft (Excludes Restricted Head Height)

For Identification only - Not to scale

Niche Communications



## FLOORPLANS

Gross internal area: 1288 sq ft, 119.7 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		





Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190705AAMW

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**Tunbridge Wells Lettings**  
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