A charming 3/4 bedroom situated in the heart of the village of Lamberhurst

Wheelwright Cottages, School Hill, Lamberhurst, Tunbridge Wells, TN3

£1,750 pcm plus fees apply, Unfurnished
Available from 05.03.2020

savills

Charming cottage • Stunning countryside views • Spacious kitchen/dining room • Pretty garden • Parking

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

LOCAL SHOPPING: There are a wealth of local amenities within close proximity, including a local store with a Post Office, butchers, bakers, pub and restaurant.

LEISURE FACILITIES: There are many local places of historical interest, countryside walks, golf at Lamberhurst and the Nevill Golf Club Royal Tunbridge Wells, and sailing and fishing at Bayham Abbey and Bewl Water near Lamberhurst. Tunbridge Wells also offers a wide range of restaurants, brasseries and wine bars catering for every taste.

SPORTING FACILITIES: Putlands private Health Club and Moatlands Golf Club in Paddock Wood. Tunbridge Wells provides various health clubs. The surrounding countryside offers lovely rural walks, country pubs and sporting facilities.

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

Entrance is through the porch and into the reception hall, where there is a study/bedroom situated to the right and a cloakroom. The modern, bright kitchen with dining area has views over the garden and a useful 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 spacious master has custom built wardrobes and stunning views, and a family bathroom.

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

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

Furnishing
Unfurnished

Local Authority
Tunbridge Wells Borough Council

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.

Wheelwright Cottages, School Hill, Lamberhurst, Tunbridge Wells, TN3

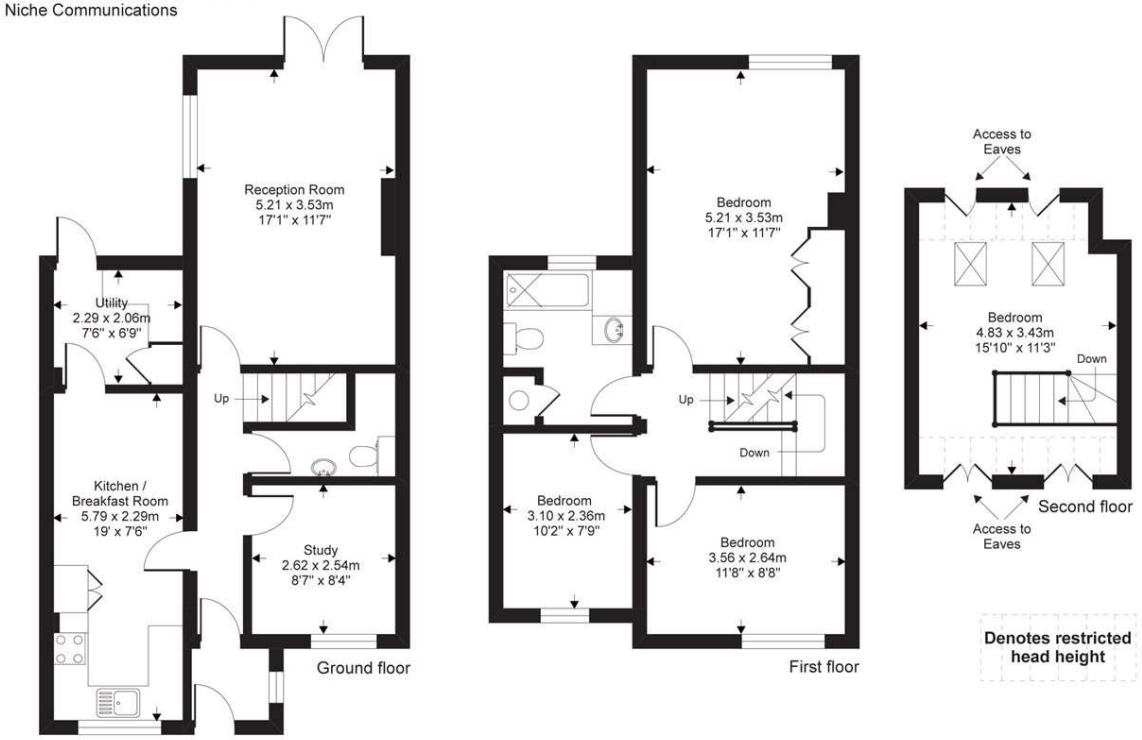
Gross Internal Area 1288 sq ft, 119.7 m²

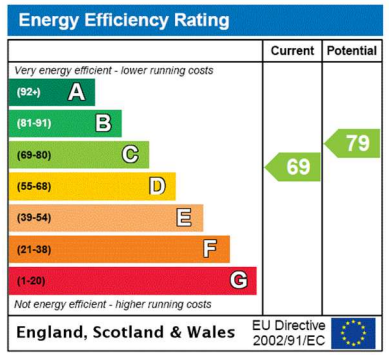
Mike Churchill
Tunbridge Wells Lettings
+44 (0) 1892 507 050
michael.churchill@savills.com

OnTheMarket.com | savills | savills.co.uk

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





Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. 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 to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20200102AAMW

recycle

arla | propertymark PROTECTED