



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

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

£1,850 pcm plus fees apply, Unfurnished
Available from 12.03.2021



- 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.

COMPREHENSIVE SHOPPING: Tunbridge Wells with the award winning Royal Victoria Place Shopping Centre and the historic Pantiles and High Street offers a wide selection of shopping facilities.

MAINLINE RAIL SERVICES: Frant or Tunbridge Wells to Charing Cross or Cannon Street - 50/60 minutes
www.southeasternrailway.co.uk

SCHOOLS: Kent provides one of the most sought after education systems in the country and is one of the main reasons for many people choosing to move to Tunbridge Wells. Places for many of the schools are in demand. Kent County Council still maintains the Grammar School system for which an 11 Plus entry exam must be taken. There is a broad mix of State, Public, Nursery and Preparatory schools within the area. Further details can be obtained from Kent County Council on 01622 696565 or via www.kent.gov.uk

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 heath clubs. Tonbridge offers outdoor and indoor swimming Pools, the Angel Leisure Centre and a range of sporting clubs to include football, rugby, baseball, swimming and sailing. The surrounding countryside

offers lovely rural walks, country pubs and sporting facilities.

ROAD LINKS: The M25 can be accessed via the A21, linking to other motorway networks and Gatwick and Heathrow Airports and the Channel Tunnel Terminus.

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 principle bedroom 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
 Council Tax Band = E

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.





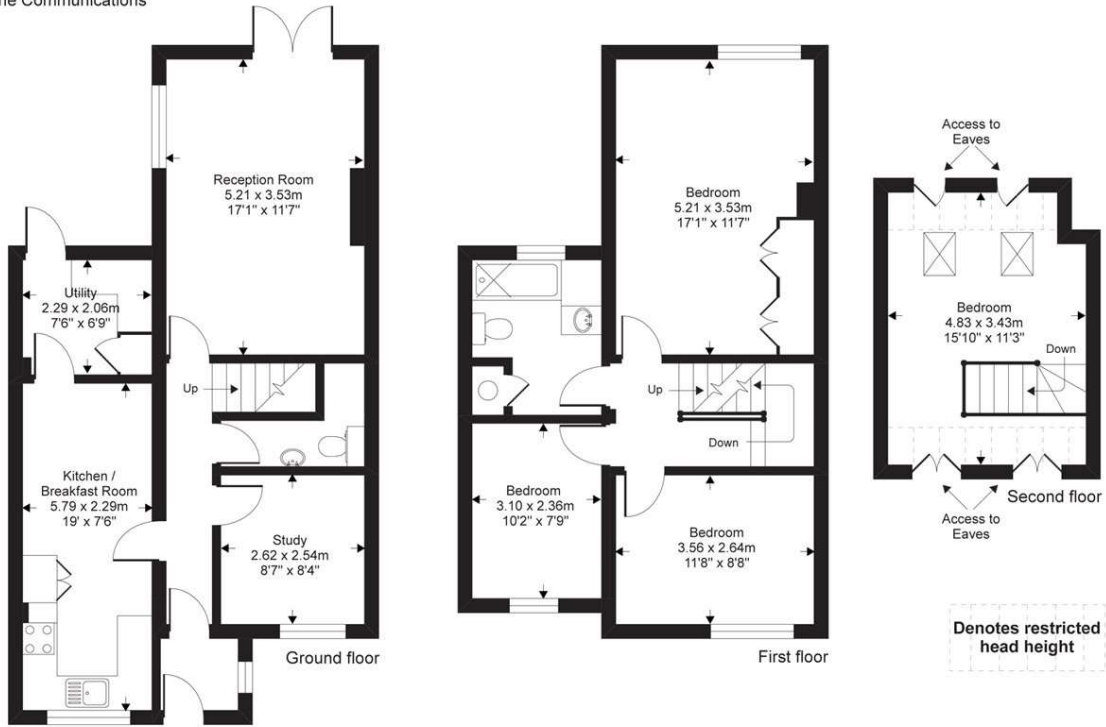
Wheelwright Cottages, School Hill, Lamberhurst, Tunbridge Wells, TN3
Gross Internal Area 1288 sq ft, 119.7 m²

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Gross internal floor area (approx):
119.7 sq m / 1288 sq ft (Excludes Restricted Head Height)
For Identification only - Not to scale
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	79
(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. Hard copy available on request. . 20210204FRLN

