



# TOWN HILL HOUSE

Town Hill, Lamberhurst, Kent

savills



A handsome newly-constructed five-bedroom home in the centre of the sought-after village of Lamberhurst, with generous family accommodation and set on a spacious plot.

**Accommodation of about 2,512 sq ft comprising:**

**Ground floor:** oak-framed porch ♦ reception hall ♦ kitchen ♦ dining / sitting room ♦ family room ♦ drawing room ♦ utility room ♦ cloakroom

**First floor:** en suite master bedroom ♦ four further bedrooms, one en suite ♦ family bathroom

Generously-sized level rear garden ♦ expansive driveway with parking for several cars ♦ open-bay double garage with log store to side ♦ brick-built shed with attached traditional greenhouse ♦ EPC = B

## DESCRIPTION

Town Hill House offers a rare opportunity to own a newly-constructed family home in the heart of the popular village of Lamberhurst. Occupying a generous plot, Town Hill House is set in a sheltered west-facing position, well back from the road with an impressive approach and a well-sized and secluded rear garden.

The property is approached over a front lawn via a wide path paved with Indian sandstone. The open porch is constructed from aged local oak felled by the 1987 hurricane and leads into a light and spacious reception hall. With a dual-aspect Drawing room and Family room opening off to each side, double doors lead on to an impressive open-plan kitchen and Dining/Sitting room that spans the entire rear of the house.

With fitted appliances, extensive worktop space and a breakfast bar forming a transition to the living area, the kitchen area is complemented by a well-sized utility room that offers fitted units, space for under-counter laundry appliances and an external door to a paved side path.

The Dining / Sitting area is a versatile space and features bi-fold doors that open on to a rear patio area that connects the indoor living space and the established garden to form a wonderful open configuration. With the double doors to the reception hall open, an unrestricted route from front door to back garden is opened up and contributes to an impression of light and space.

Engineered oak flooring is fitted throughout the ground floor, with zoned 'wet' under floor heating to all rooms. A vented heat exchange system recovered heat from warm air extracted from the kitchen and bathrooms, recirculated as warm, clean air to the living





areas of the house.

Upstairs, an open landing with a gabled double window overlooks the front of the house. The two bedrooms to either side also face westwards and feature stylish en suite shower rooms. Three further bedrooms share a well-appointed family bathroom and enjoy morning sunlight and views over the rear garden.

## OUTSIDE

Town Hill House is built on a plot created from terraced land previously belonging to the neighbouring property and sits at the top of a drive leading from Town Hill and offering shared access to The Oast House. With the terraces excavated to form a level setting, sandstone from farm cottages that once occupied the site, and previously retaining the terraced levels, has been used to form attractive retaining walls and boundaries. Outbuildings include a brick-built shed attached to a traditional wood and glass greenhouse and a newly constructed double bay open garage, oak-framed and built to a traditional design with a 'catslide' roof over a log store to one side.

Sections of lawn connect the front to rear gardens on both sides of the house with a sandstone path to three sides and a patio at the rear. The rear garden is not overlooked and is largely level, mainly lawned and bordered with established trees and shrubs.

## SITUATION

Town Hill House is situated on Town Hill, close to the heart of the popular village of Lamberhurst, with its general store and well-regarded public houses. Wadhurst, some 4 miles away, offers more extensive amenities including supermarkets, post offices, individual shops, bakeries and butchers. Tunbridge Wells (about 7.1 miles) offers high street shopping, supermarkets, theatres and restaurants. Bewl Water reservoir and Bedgebury Forest are close by, offering a wide range of outdoor activities including walking, horse riding, cycling, water sports and fishing. Golf courses in Lamberhurst, Ticehurst and Tunbridge Wells.

**State and private schools:** Lamberhurst has its own well-regarded primary school. Preparatory schools in Wadhurst (Sacred Heart), Stonegate (Bricklehurst Manor) and Hawkhurst (Marlborough House and St Ronan's). Uplands Community College in Wadhurst at secondary level and Kent grammar schools in Cranbrook, Tonbridge and Tunbridge Wells.

**Mainline rail:** Frant (at Bells Yew Green - about 4.6 miles) with services to Charing Cross (via London Bridge and Waterloo East) and Cannon Street, or Wadhurst (about 4.7 miles) further down the same line.

**Directions:** From Tunbridge Wells, head south on the A267 Frant Road. At The Bull pub, before the speed camera, fork left onto Birling Road, then bear right as the road becomes Bayham Road. At the end of this road continue straight over Forest Road to remain on Bayham Road (B2169). Stay on this road, passing Frant Station, and continue through Bells Yew Green. After about 4 miles you will come to Lamberhurst Down, with The Vineyard public house on your left. Turn left at the crossroads ahead and the driveway to Town Hill House will



be found as you drop down into the village centre, about 500 yards on the right-hand side, just after the white converted chapel.

**Services:** The property is heated by LPG, with an underground tank located in the front garden. Mains water, electricity and drainage.

**Outgoings:** Tunbridge Wells Borough Council: (01892) 526121. Tax Band pending assessment.

**Energy Performance:** A copy of the full Energy Performance Certificate is available upon request.

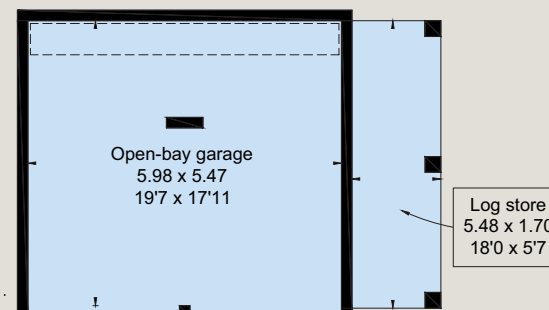
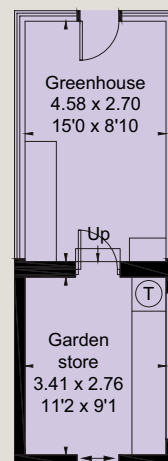
**Viewing:** Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



# FLOOR PLANS

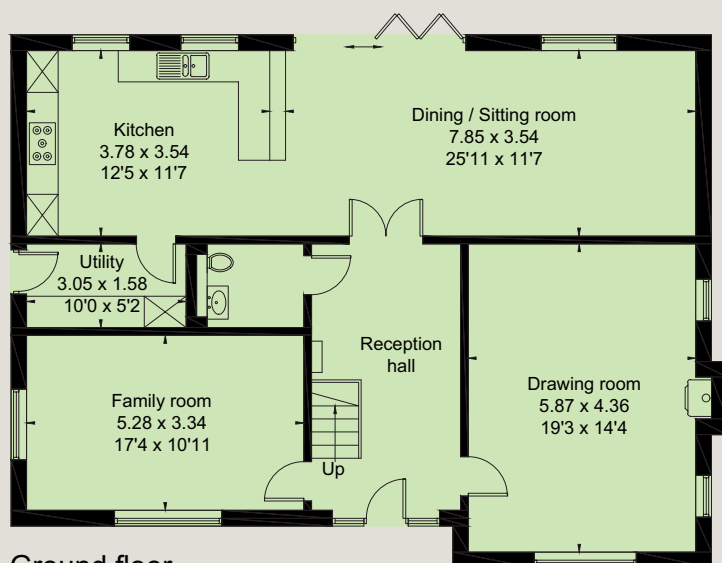
Gross internal area (approx)

- House = 233.4 sq m / 2512 sq ft
- Open-bay garage = 32.7 sq m / 351 sq ft (Excluding Log store)
- Outbuilding = 22.4 sq m / 241 sq ft

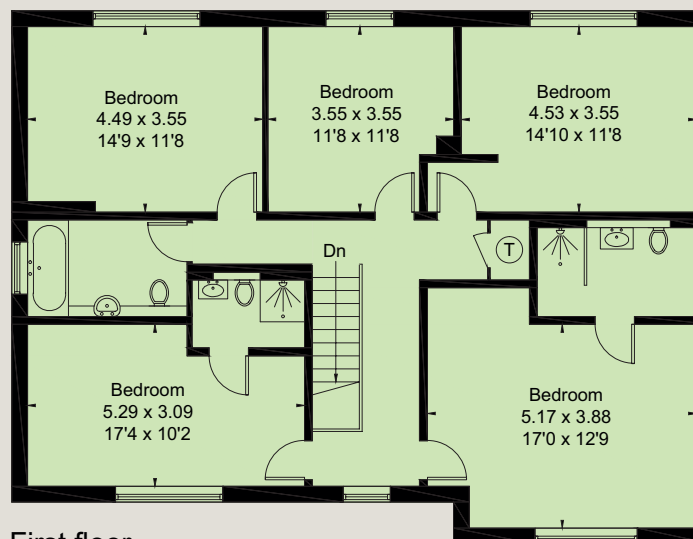


Outbuildings not shown in actual location / orientation

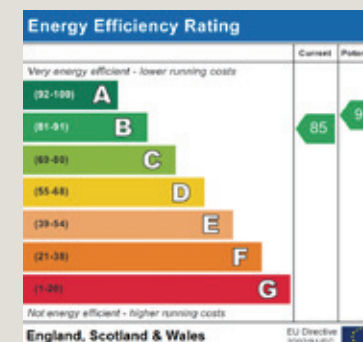
= Reduced headroom below 1.5m / 5'0



Ground floor



First floor



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