



THE CROFT

LAMBERHURST QUARTER • LAMBERHURST • TUNBRIDGE WELLS
KENT • TN3 8AT



THE CROFT

A CHARACTERFUL DETACHED FAMILY HOUSE OFFERING POTENTIAL FOR UPDATING, SET WITHIN DELIGHTFUL GARDENS ADJOINING FARMLAND AND CONVENIENTLY LOCATED FOR COMMUNICATION LINKS AND SCHOOLS

Accommodation of about 3,390 sq ft:

- entrance porch
 - entrance hall
 - 2 reception rooms
 - study
 - kitchen with walk-in pantry
 - utility room
 - cloakroom
 - 6 bedrooms (one en suite)
 - family bath/shower room
 - detached garage
 - workshop
 - garden with orchard and pond
-
- about 1.47 acres
 - EPC = E

DESCRIPTION

A handsome detached family house commanding an elevated position with a southerly aspect and a lovely outlook to all sides over park-like grounds and farmland.

Believed to date back to circa the 1920s, this former farmhouse retains many character features including oak joinery and interesting fireplaces and now offers potential for refurbishment.

The property is conveniently located for schools and stations with a long driveway approach off the A21 providing easy access to Tonbridge, Tunbridge Wells and Sevenoaks to the north and Hastings to the south.

The wide formal entrance hall features a brick fireplace and an oak balustrade staircase rising up to a mezzanine landing with a striking stained glass window above. The reception rooms are accessed through double doors and comprise a sitting room with a deep fireplace recess with gothic windows either side opening out to the garden and a dining room linking through to a study. The domestic area lies to the rear, with a kitchen and a traditional walk-in pantry on the north wall and a utility/laundry area.



The principal en suite bedroom on the first floor enjoys a view over fields towards Goudhurst to the north west; five further bedrooms are arranged over the first and second floors.

Outside

A notable feature is the lovingly created garden which is a haven for wildlife and wraps around the house, providing a wonderful outlook from the majority of rooms.

The garden is full of interest with several magnificent specimen trees including a copper beech, lime trees, silver birch and oaks and deep herbaceous and shrub borders flank the house with climbing roses, lavender, peonies and honeysuckle.

Several sheltered terraces provide delightful corners for entertaining with seating areas placed for enjoyment of the sun at different times of the day and, for those seeking to sustain themselves, a large kitchen garden and an orchard with several varieties of top fruit provide ample opportunity.

SITUATION

The Croft is located on the A21 on the northern edge of Lamberhurst, about five miles south of Tunbridge Wells and about 7 miles from Tonbridge mainline station. The pretty village of Matfield is about 2.3 miles away with amenities including pubs, a butcher and a post office, whilst Paddock Wood is about 4.7 away with a Waitrose, mainline station and further local services.

Private and state schools: There is an excellent choice of private and state schools in the area, including primaries in Matfield/Brenchley, Pembury and Lamberhurst, Preparatory school in Hawkhurst (St Ronans and Marlborough House), senior schools including Kent College (Pembury), the Schools at Somerhill (Tonbridge) and grammar schools in Tonbridge and Tunbridge Wells.

Mainline rail: Tonbridge has regular commuter services to Charing Cross (via London Bridge and Waterloo East) and Cannon Street, or Paddock Wood provides a good alternative.

Directions: From the Tunbridge Wells intersection on the A21, head south to the Kippings Cross roundabout and proceed towards Hastings for about 0.6 of a mile, passing Beech Lane on the left and the entrance to The Croft will be found immediately on the left hand side. If you reach the farm shop on the right, you have gone too far.

Services: Mains water and electricity, private drainage.

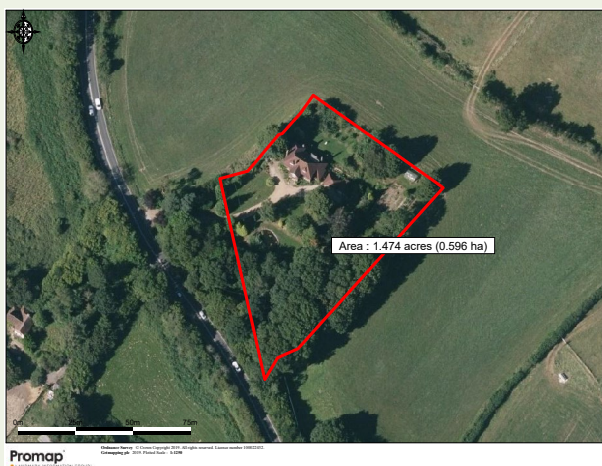
Outgoings: Tunbridge Wells Borough Council (01892) 526121.

Tax band G.

Agent's Note: The Croft has a right of way for access over the first part of the drive which is owned by Highways England.

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.



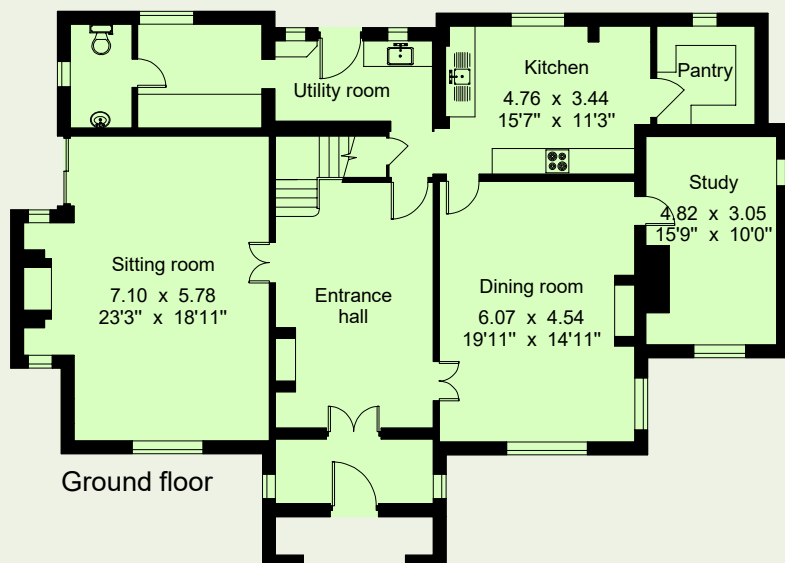
The Croft

Gross internal area (approx.)

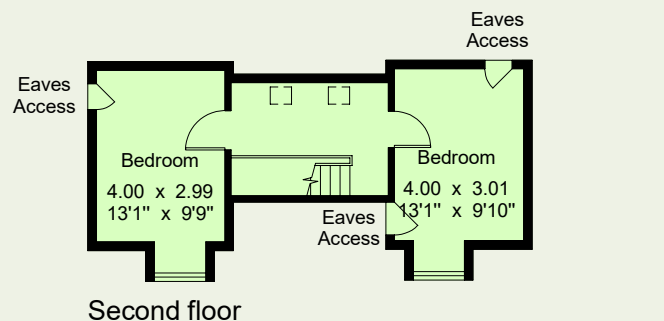
- House - 315.0 sq m (3390 sq ft)
- Garage - 35.8 sq m (385 sq ft)
- Workshop - 27.0 sq m (290 sq ft)

For identification only - Not to scale

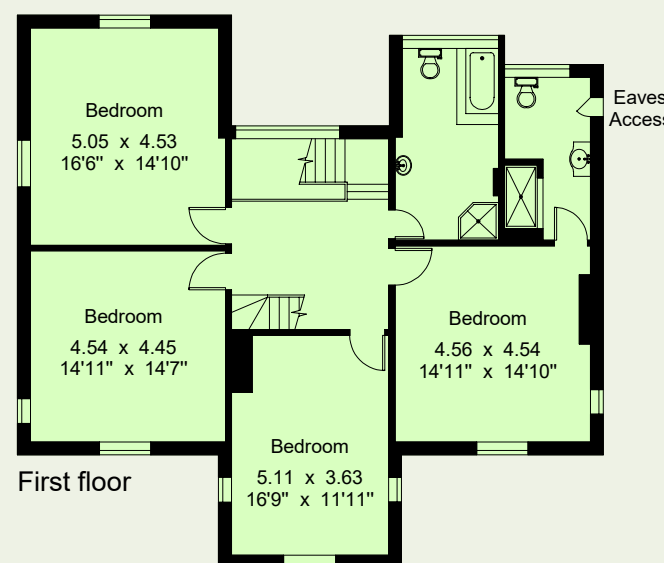
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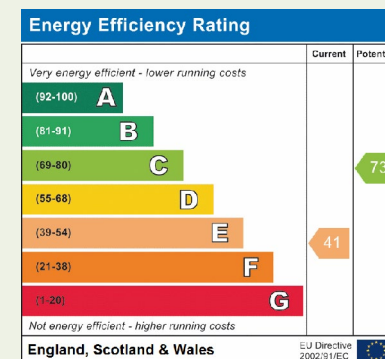
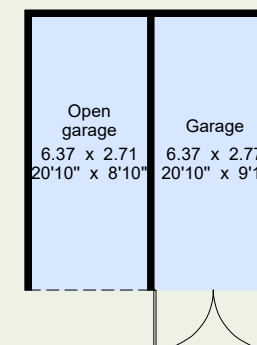
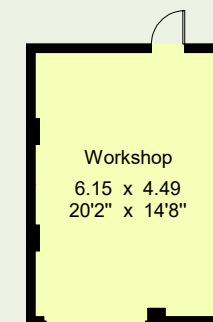
Ground floor



Second floor



First floor



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Photographs Taken May 2019

Brochure Prepared May 2019

SK:915003

