



A well-presented family house with a wonderful outlook

Maynards Farmhouse, Lamberhurst Quarter, Lamberhurst, Tunbridge Wells, Kent TN3 8AL

Freehold



- entrance porch • reception hall • 2 reception rooms
- kitchen/breakfast room opening out to conservatory
- utility room • walk-in larder • shower room • 4 bedrooms
- landing opening out to balcony • family bathroom
- detached oak framed double garage • gated driveway
- parking and turning area • garden • decked terrace
- heated swimming pool • pool house • fields • woodland
- large pond with summerhouse and bar-be-cue area
- in total about 20 acres • neighbouring two bedroom detached property available by separate negotiation
- EPC = E

Description

Maynards Farmhouse is a handsome detached home conveniently located for family life. Positioned close to the A21, about two miles north of Lamberhurst village, Tonbridge and Tunbridge Wells are easily accessible, and each offer a wide choice of state and private schools and mainline stations with regular commuter services to London.

The property is also ideal for those looking for wonderful private space to enjoy the natural environment, with a southerly aspect and a well-screened garden with a heated swimming pool.

The fields stretch to the rear and encompass a delightful pond providing an idyllic retreat with a summerhouse and bar-be-cue area alongside.

The well-presented and adaptable living space is full of light, comprising a kitchen/breakfast room opening out to a conservatory with a lovely outlook and a dual aspect dining room and sitting room, which also has doors out to the garden.

There are four good-sized bedrooms and a balcony on the first floor where the view towards the garden and fields can be appreciated.

The property is set back behind gates with high hedging shielding the A21 and a long gravel driveway with ample parking and turning space in front of a traditional style oak framed double garage.

Charolais House

Located on the south east side of Maynards Farmhouse on an adjoining plot and with its own access, is a separate two bedroom house with garaging and planning permission for extension which is available by separate negotiation.

Situation

Maynards Farmhouse is located on the A21, the main north/south route from the M25 to the coast, serving Tunbridge Wells (about 6.6 miles) and Tonbridge (about 8.9 miles) both with mainline rail stations providing regular commuter services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street.

Lamberhurst is about two miles to the south, providing everyday needs with pubs, a village shop, school and village hall, whilst Matfield is about 2.3 miles and Paddock Wood about 6.2 miles, 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 village primaries in Lamberhurst, Matfield/Brenchley and Pembury. Preparatory schools in Hawkhurst (St Ronans and Marlborough House), senior schools including Kent College (Pembury), the Schools at Somerhill (Tonbridge) and Kent grammar schools in Tonbridge and Tunbridge Wells.

Directions
From the Tunbridge Wells intersection on the A21 Hastings Road, head south to the Kippings Cross roundabout and continue straight across towards Lamberhurst for about 2.1 miles. Having passed Cuckoo Lane on the left, the gates to Maynards Farm will be seen after a very short distance on the right hand side.

Services
Mains water and electricity, private drainage.

Outgoings
Tunbridge Wells Borough Council (01892) 526121. Tax band G.

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.



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Maynards Farmhouse, Lamberhurst

Gross internal area (approx) 180.5 sq m/1942 sq ft

Garage 38.9 sq m/418 sq ft

Total 219.4 sq m/2360 sq ft



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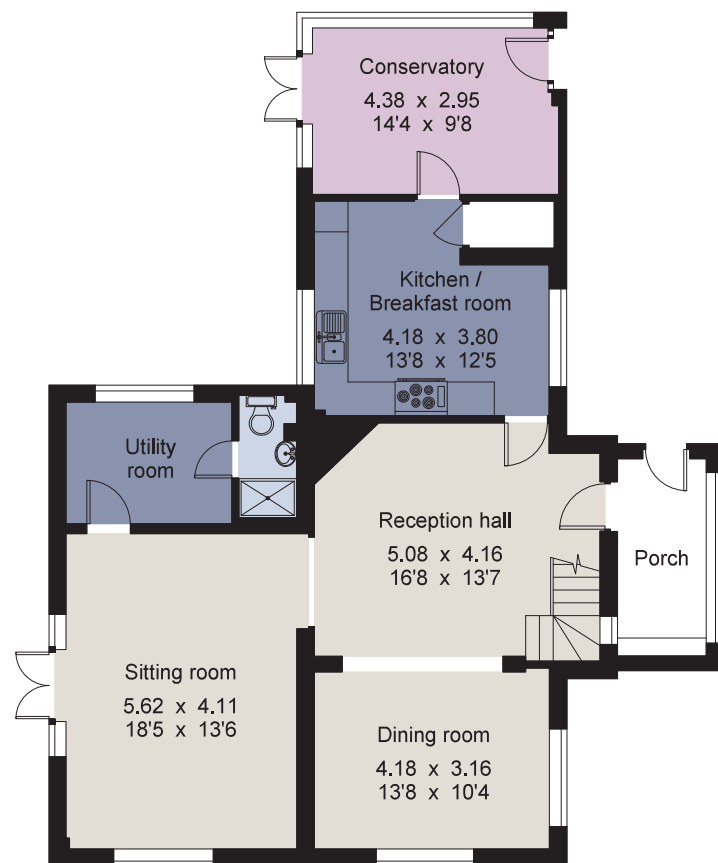
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Becky Card

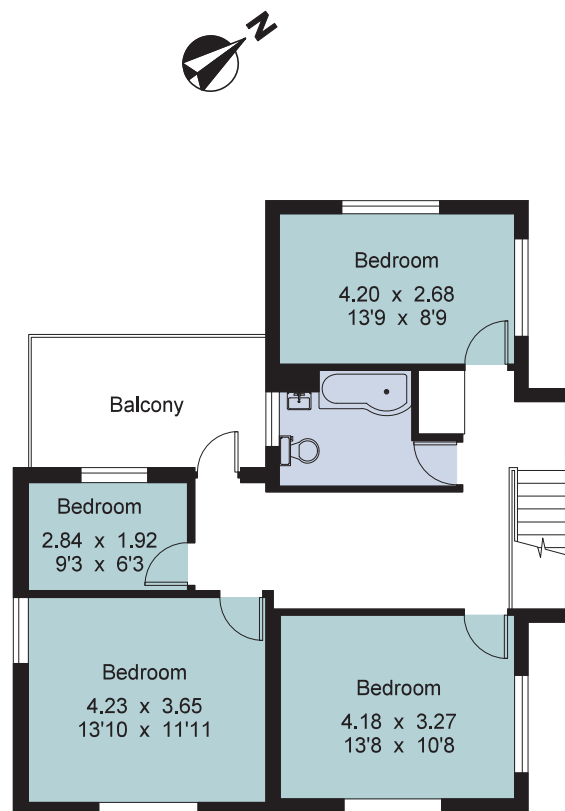
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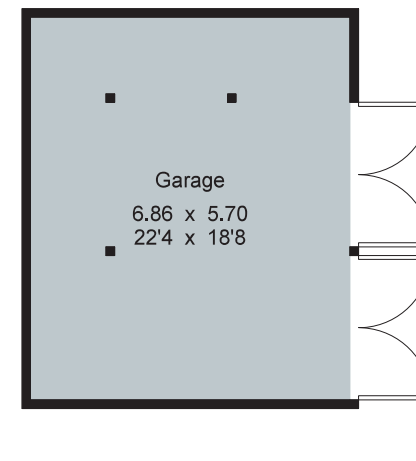
tunbridgewells@savills.com



Ground floor



First floor



For identification only - Not to scale

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Conveniently located with planning to extend

Charolais House, Lamberhurst Quarter, Lamberhurst, Tunbridge Wells, Kent TN3 8AL

Freehold



Description

A well-presented detached home, built in 2010 and enjoying an attractive outlook over fields. There is planning permission in ref: TW/19/00146/FUL dated 04/04/19 to extend the living space and to create an additional bedroom and bathroom on the first floor.

Charolais House is set back from the road behind panel fencing, with parking and turning space in front of a detached double garage with a workshop with potential subject to any planning constraints. The property has a right of way over a shared driveway.

Situation

Charolais House is located on the A21, within easy reach of Tunbridge Wells (about 6.6 miles) and Tonbridge (about 8.9 miles), both with stations serving London Charing Cross (via London Bridge and Waterloo East) and Cannon Street. Lamberhurst (2 miles) has a shop, school and village hall and Matfield is about 2.3 miles. Paddock Wood (6.2 miles) has a Waitrose, mainline station and further local amenities.

There is an excellent choice of schools, including primaries in Lamberhurst, Matfield/Brenchley and Pembury, St Ronans and Marlborough House preparatories in Hawkhurst, Kent College, the Schools at Somerhill and grammar schools in Tonbridge and Tunbridge Wells at senior level.

Services: Mains water and electricity, private drainage.

Outgoings: Tunbridge Wells Borough Council (01892) 526121. Tax band C.

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.

Charolais House, Lamberhurst

Gross internal area (approx) 90.4 sq m/973 sq ft

Garage / Workshop 48.0 sq m/516 sq ft

Total 138.4 sq m/1489 sq ft



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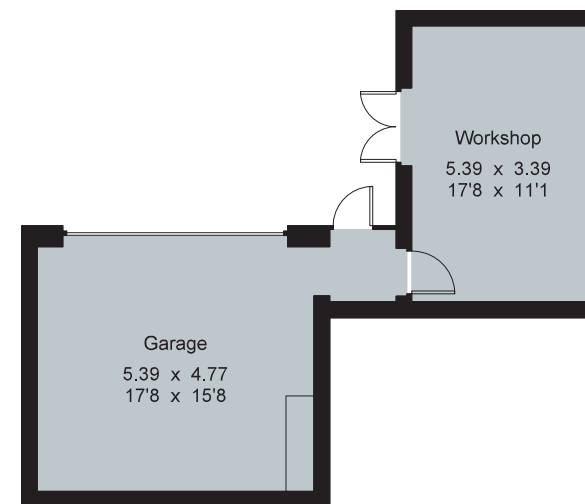
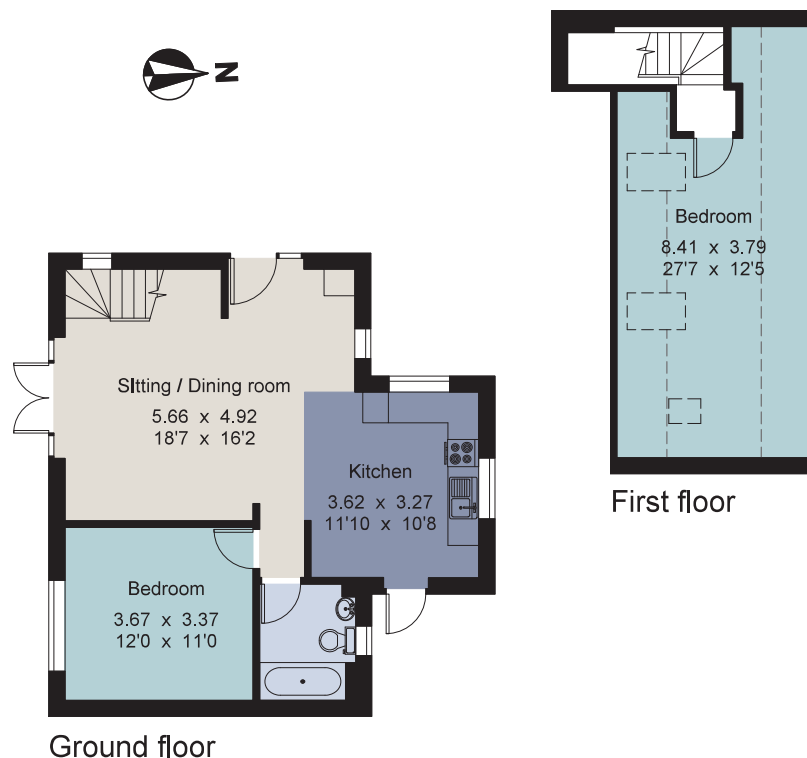
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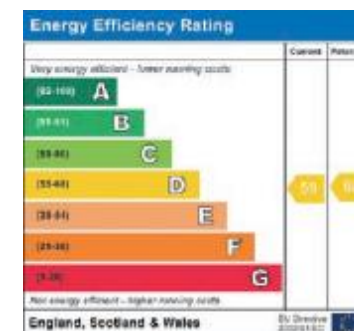
----- reduced headroom below 1.5m / 5'0"



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