



Lamberhurst Quarter

Lamberhurst, Kent, TN3 8AN

Guide price £1,200,000 Freehold

Wyatt
Hughes

Welcome to an exquisite countryside retreat nestled in the serene landscapes of Lamberhurst. Presenting a splendid four-bedroom family home spanning over 2900 sq ft of versatile living space. Originally a barn, but converted by the current owners, this property is an epitome of rural charm fused with modern sophistication.

Upon entering through the secure gated entrance, you are greeted by the driveway leading to the impressive facade of this remarkable residence, with its harmonious blend of traditional brick and contemporary architectural features. The home sits majestically within its ample grounds, promising privacy and tranquillity. Entering the private driveway you will find a detached pitched roof building comprising of a double car-port with storage room and office space/occasional bedroom above, this could easily lend itself for conversion to a separate annexe (subject to any relevant planning consents or building regulations that may be required)

The ground floor unfolds into an expansive, light-flooded kitchen and dining area, set against sleek countertops and classic cabinetry. The space is illuminated by natural light streaming through the full-length glass doors and unique windows which reflect and enhance the traditional arches. The doors open to reveal a charming, brick-laid patio — an idyllic spot for al fresco dining and entertaining.

Adjacent to this culinary haven is a capacious living area that harmoniously combines rustic appeal with modern comfort. A sunroom extension offers panoramic views of the pastoral surroundings, bringing the beauty of the Kentish countryside right into your home.

As you ascend the oak staircase, graced with a vaulted ceiling and elegant beams, the full-length windows offer a captivating view of the house.

The first floor hosts the sleeping quarters with four generously sized bedrooms, each a haven of relaxation. The master bedroom serves as a large tranquil space, featuring expansive windows that offer views of stunning landscapes, a log burner, a spacious walk-in wardrobe, and an ensuite bathroom. The additional bedrooms provide flexible accommodations for family members or guests. The luxurious family bathroom equipped with a standalone bathtub and separate glass-enclosed shower, providing a tranquil space to unwind and rejuvenate away from the demands of daily life.

Moving outside, the property's grounds are a testament to space and potential. This exquisite countryside retreat offers an expansive and generous amount of grounds, serving as a canvas for endless possibilities. At the forefront of its outdoor appeal is a thoughtfully designed play area for children, featuring a barked surface with a sunken trampoline and swings. This dedicated space ensures a safe and joyful environment for play, making it an ideal setting for family activities. Moreover, the property's grounds hold immense potential for keen gardeners, families who cherish outdoor living, or pet owners looking for a safe space for their companions to explore. The spacious lawn invites a myriad of outdoor activities and gardening projects, allowing for a personalized touch to the already magnificent landscape.

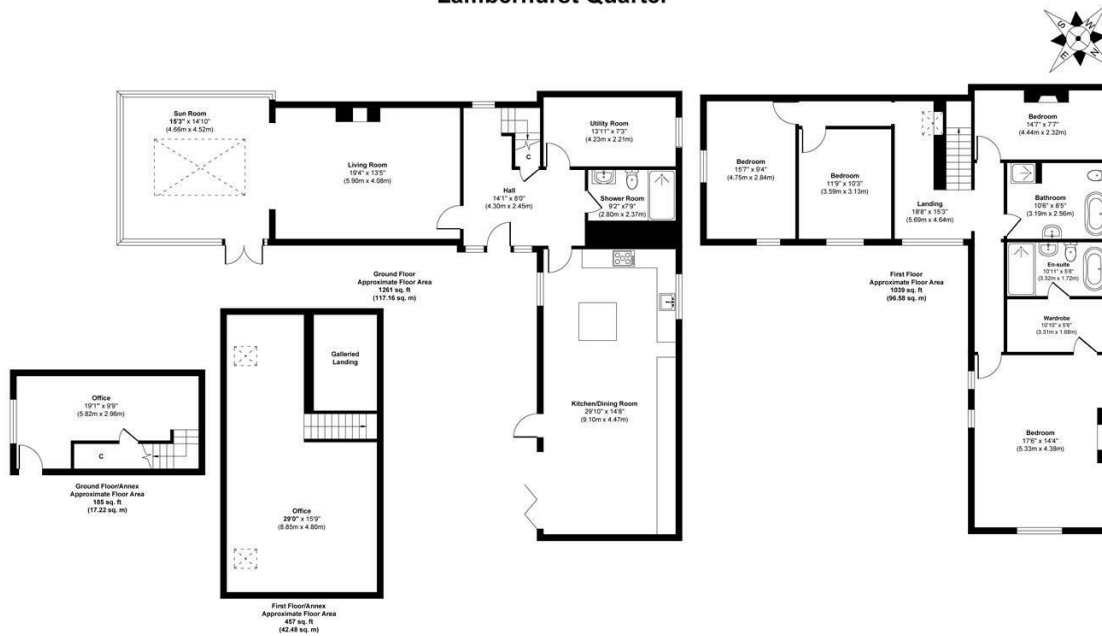
This residence isn't just a home; it's a lifestyle choice for those who dream of rural tranquillity without compromising on the conveniences of modern living. Moments away from local amenities, including Lamberhurst Golf course yet far enough to enjoy the peaceful countryside, this property is perfectly positioned to offer the best of both worlds.

Seize the opportunity to make this Lamberhurst gem your own, and indulge in the luxury of space, and the convenience of modern amenities all wrapped up in one beautiful package. Your idyllic Kentish lifestyle awaits.

- Four Bedroom Detached Home
- Carport with office space
- Underfloor heating throughout the ground floor
- Ground Floor Wet Room
- Utility Room
- Ensuite Bathroom to Master Bedroom
- Heating: Oil Central Heating
- Drainage: Septic Tank
- EPC: D
- Council Tax Band: C



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Approx. Gross Internal Floor Area 2942 sq. ft / 273.44 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Wyatt Hughes

