



**1 Wise Acre**  
Lamberhurst, Kent

A very well presented 1950's semi-detached house, providing a light and spacious living space, which benefits from being situated on a quiet no through road on the edge of this popular village within easy reach of amenities and commuter services.

## Guide price £450,000 Freehold



**Situation:** The property is situated in a popular semi-rural position in an Area of Outstanding Natural Beauty on the outskirts of the pretty village of Lamberhurst, which offers a good range of shops and services for everyday needs including a general store, church, primary school, golf course, hairdresser and a number of popular inns.

For the commuter, the A21 offers access to both London and the South coast. Rail services can be found in the villages of Frant and Wadhurst and the towns of Paddock Wood, Tonbridge and Tunbridge Wells, which provide a regular commuter service to London Charing Cross and Cannon Street in approximately an hour. The regional centre of Tunbridge Wells is just 7 miles distant and provides a wide range of amenities including the historic Pantiles, Royal Victoria Place shopping centre, a retail park, cinema complex and theatres.

The beautiful surrounding countryside includes some excellent walks and local places of interest, including Scotney Castle and Bayham Abbey, and for those seeking outdoor pursuits, Bedgebury Pinetum and Forest and Bewl Water Reservoir are close by.

**Description:** 1 Wise Acre is a very well presented semi-detached family house, providing light and spacious accommodation with plenty of storage, that has been much improved by the current owner, including double glazing throughout, a modern well appointed kitchen/diner and a modern bathroom. The property is situated in a quiet position and benefits from being next to an open space of 8 allotments (the current owner has the use of 4 of the allotments, 2 directly next to the garden). The current cost is £15 per annum per allotment.

With external elevations of brick beneath a tiled roof, the accommodation is arranged over two floors and includes on the ground floor; a useful entrance lobby, a good-sized entrance hall with a storage cupboard and an understairs cupboard, a cloakroom, a double aspect sitting room with a feature fireplace with an oak mantle over, a useful storage window seat, a fitted desk and bookshelf, a storage cupboard and French doors lead out to the garden, a very well appointed double aspect kitchen/diner with an extensive range of modern shaker style wall and base units with modern work surfaces over and tiled splashbacks, a butler sink, integrated appliances including an induction hob and oven, a fridge/freezer, a dishwasher, a washing machine and a tumble dryer, and a double-glazed hardwood door leads out to the garden. On the first floor there is a double aspect master bedroom with built-in wardrobes, a further double bedroom with a built-in wardrobe, a single bedroom with a storage cupboard and a well appointed modern family bathroom.

Outside, there is a good-sized front garden that is mainly laid to lawn with a path leading to the front door. There is a gate to the side and a path leads to the secluded rear garden which is mainly laid to lawn with various plants and shrubs. There is a good-sized terrace which is ideal for outdoor entertaining, a trellis screen in front of the oil tank and a gate leading to the allotments where there is a good-sized garden shed. There is a parking space used by the property and the garden is enclosed with hedging and fencing.

**Services:** Mains water and electricity. Oil fired central heating

**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

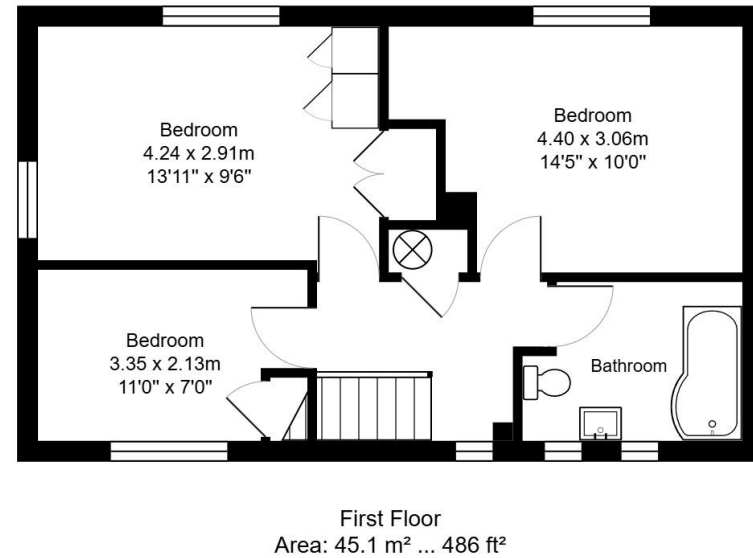
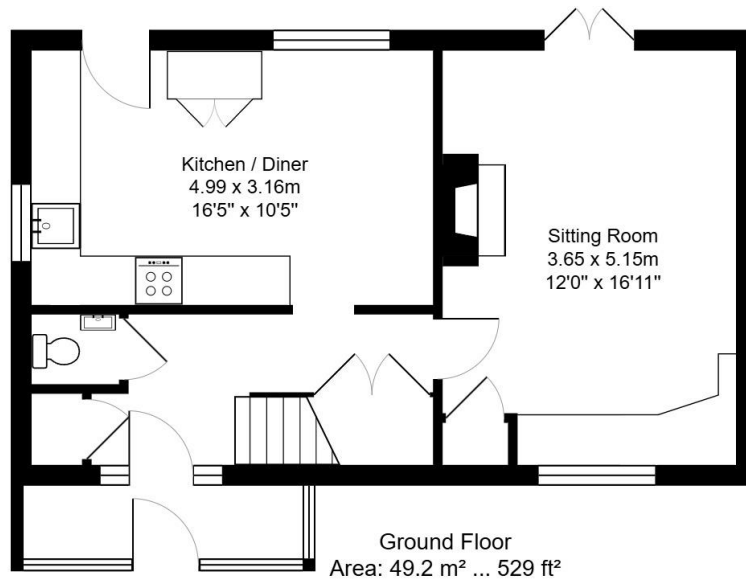
**Current council tax band:** C

**Current energy efficiency rating:** D

**Property address:** 1 Wise Acre, Lamberhurst, Kent TN3 8HL

01892 786720 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Total Area: 94.3 m<sup>2</sup> ... 1015 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



**Important notice:**  
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