



**1 WOODSIDE COTTAGES
BEWLBRIDGE LANE, LAMBERHURST, KENT, TN3 8JH**

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Lamberhurst	-	1.2 miles
Ticehurst	-	4.2 miles
Wadhurst	-	5.4 miles
Tunbridge Wells	-	8.8 miles

A semi-detached former farm/estate worker's cottage in a rural location on the Kent/Sussex Border near Bewl Water.

- Three bedrooms – EPC: E.
- Good sized garden (approximately 693m²)
- Rural location.
- Offered for sale on the open market for the first time.

GUIDE: OFFERS IN EXCESS OF £425,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
TN21 8JD
01435 864455

LOCATION

The property is set off a no-through lane that leads to Bewl Water reservoir, approximately 1.2 miles to the south-east of Lamberhurst, and 5.4 miles to the north-east of Wadhurst.

Regular train services into London are available from Frant station at Bells Yew Green (5.2 miles) with direct journey times into London Charing Cross taking approximately 1 hour.



DESCRIPTION

Being offered for sale on the open market for the first time since it was originally built as a farm/estate worker's cottage, the semi-detached property briefly comprises:

GROUND FLOOR

Entrance Lobby with stairs to the **First Floor**.

Living Room: Open fireplace with exposed brick surround, fitted bookshelves, and understairs storage cupboard.

Kitchen: Matching base and wall-mounted storage units, worktop with inset stainless-steel

sink and drainer, electric oven. Space and plumbing for washing machine. **Cloakroom** and **Boiler Room** off. Door to outside.



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FIRST FLOOR

Landing with stairs to **Second Floor**, and doors to:

Bedroom 1:

Bedroom 2:

Family Bathroom: Panelled bath with wall-mounted shower attachment, pedestal wash basin, and W.C.

SECOND FLOOR

Landing with airing cupboard.

Bedroom 3:

OUTSIDE

A pathway flanked by lawns leads from the front gate to the cottage, with further areas of lawn to both the north and west.

The original brick-built privy now serves as a small Garden Storage shed.

SERVICES

Mains electricity and water, private drainage.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

The property is freehold and will be sold with vacant possession upon completion.



LOCAL AUTHORITY

Tunbridge Wells Borough Council

COUNCIL TAX

Band E



EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

PLANS

The plans provided are for identification purposes only. Purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

In accordance with Anti-Money Laundering regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify the identity and residence of purchasers.

AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact.

All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

DIRECTIONS

Heading south on the A21, take the first lane on the right after the Scotney Castle Roundabout (approximately 520 metres, and signposted 'Bewl Water'). Continue on Bewlbridge Lane for approximately 175 metres, whereafter 1 Woodside Cottages will be found on the right-hand side.

What3Words: emulated.palace.snores

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

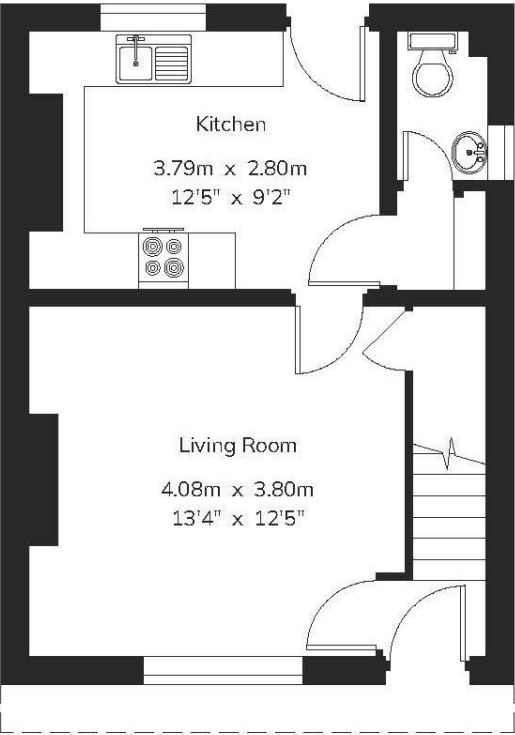
PHOTOGRAPHS

The photographs within this brochure were taken in March 2025

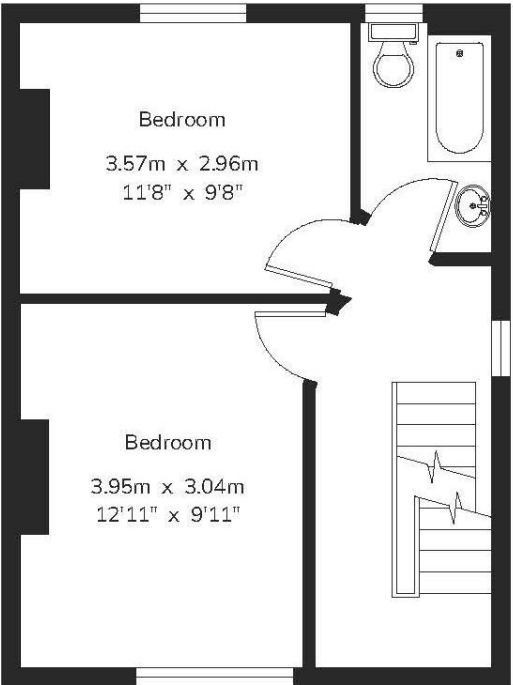


1 Woodside Cottages

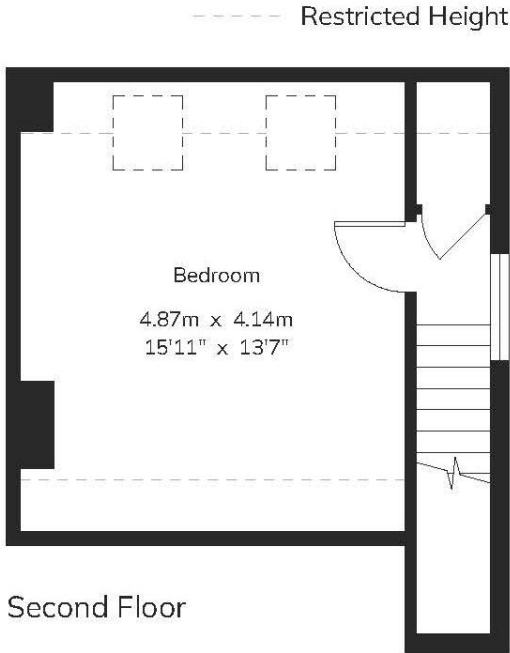
Gross Internal Area : 94.9 sq.m (1021 sq.ft.)



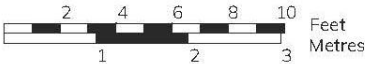
Ground Floor



First Floor



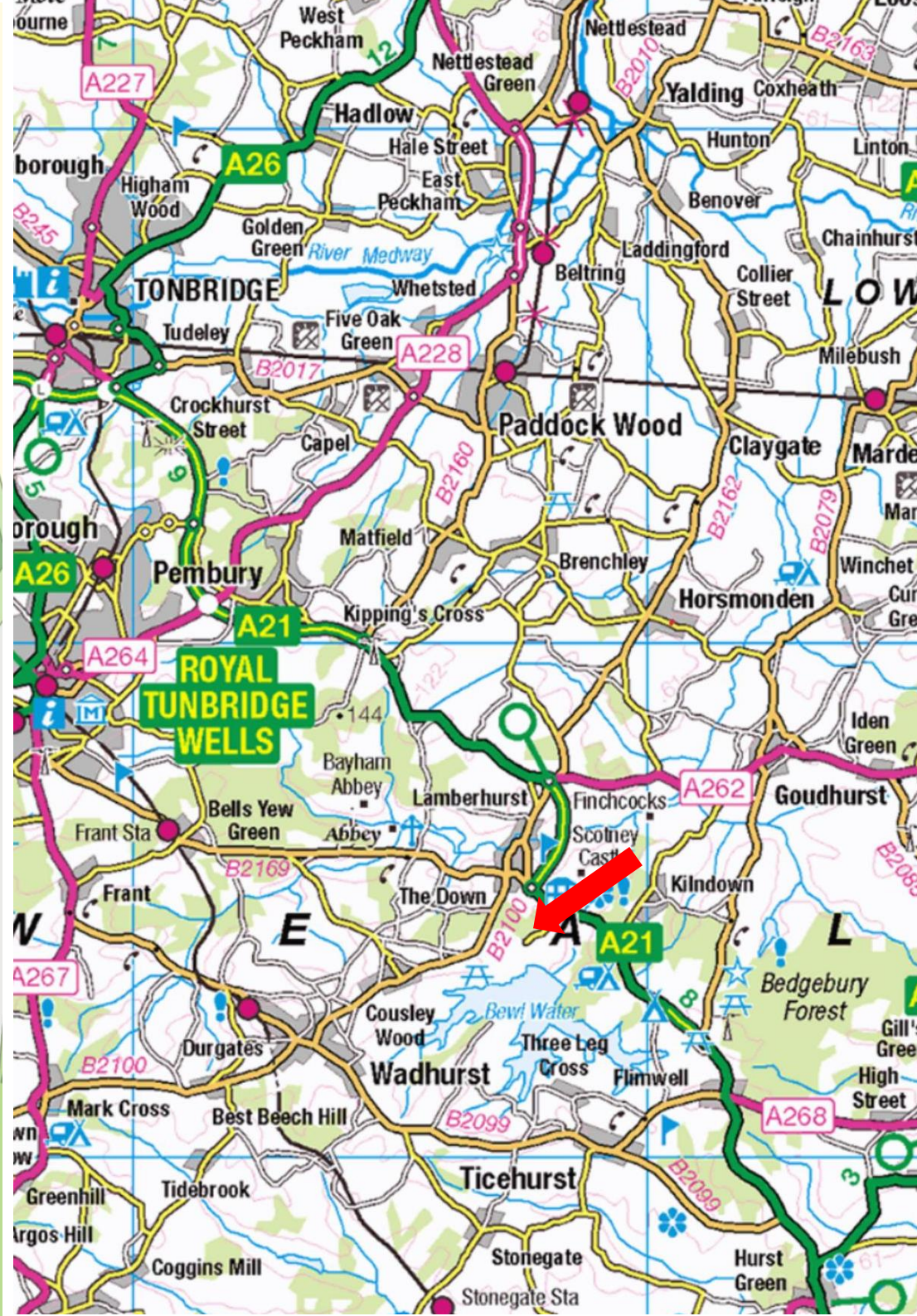
Second Floor



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Land and Property Experts

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