

EST  
1900

125

— YEARS OF —

**Lambert  
& Foster**



**INVICTA HOUSE**  
FURNACE LANE, LAMBERHURST, KENT, TN3 8LA

EST  
1900

**Lambert  
& Foster**



FRANT STATION 4 MILES | TUNBRIDGE WELLS 7 MILES | GATWICK AIRPORT 30 MILES

## INVICTA HOUSE, FURNACE LANE, KENT, TN3 8LA

A beautifully presented five-bedroom detached family home arranged over two floors with parking for numerous cars in a convenient position in the village of Lamberhurst with an additional self-contained one-bedroom annexe.

ASKING PRICE £945,000 FREEHOLD



### DESCRIPTION

Lambert & Foster are delighted to bring to the market this beautifully presented five-bedroom detached family home arranged over two floors with parking for numerous cars in a convenient position in the village of Lamberhurst with an additional self-contained one-bedroom annexe.

Invicta House offers comfortable, light-filled family living over two floors, with a flexible layout that suits modern life. The property sits back from the lane behind a wide gravelled drive with space for numerous cars and enjoys open rural views over neighbouring vineyards.

The main house is arranged around a bright and sociable kitchen/dining/sitting space, fitted with sleek modern cabinetry and opening into the main reception room. This is a warm, welcoming space with French doors leading straight out to the garden. A second sitting room provides further living space, ideal for families wanting separate zones for work, TV or play. There is also a useful utility room and cloakroom on the ground floor. Upstairs are five bedrooms, all well-proportioned, together with two contemporary family bathrooms. Several rooms enjoy far-reaching views, and the layout allows for an easy balance between children's bedrooms, a study, and a principal suite.

The self-contained annexe is entirely independent, offering a spacious kitchen/dining room, separate sitting room, double bedroom, utility and its own entrance hall. It is ideal for multi-generational living, visiting family, a nanny, or as a private workspace.







## DESCRIPTION CONTINUED

Outside, the garden wraps around the property and includes extensive lawned areas, mature planting, and shaded spots beneath established trees. To the rear, the property looks across open countryside—an attractive backdrop in all seasons.

Lamberhurst is a charming Wealden village surrounded by picturesque countryside and within easy reach of Tunbridge Wells. The village offers a local shop, pub, primary school, and access to the A21 for routes to London and the coast. Mainline rail services are available at Frant and Tunbridge Wells, providing regular trains to London Bridge and Charing Cross.

- Five bedrooms & a one bedroom annexe
- Landscaped garden
- Three bathrooms
- Large kitchen/dining room
- Ample parking
- Private garden with views













## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

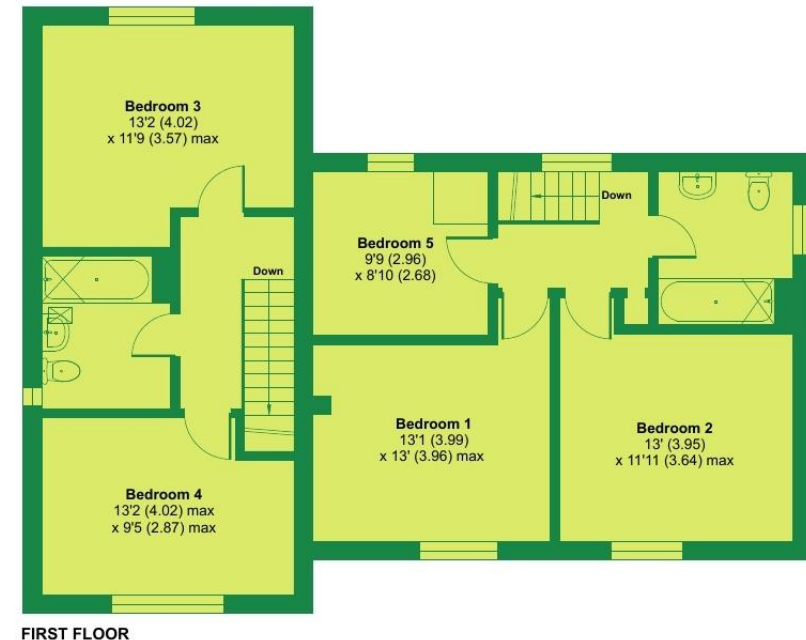
### Invicta House, Furnace Lane, Lamberhurst, Tunbridge Wells, TN3 8LA

Approximate Area = 1748 sq ft / 162.3 sq m

Annexe = 620 sq ft / 57.5 sq m

Total = 2368 sq ft / 219.8 sq m

For identification only - Not to scale











**VIEWING:** By appointment only. **Sussex Office:** 01435 873999

**WHAT3WORDS:** ///EAGLE.SHOOK.MIXTURE

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity:** Mains

**Water:** Mains

**Sewerage:** Mains

**Heating:** Electric

**BROADBAND & MOBILE COVERAGE:** Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX HOUSE:** D **COUNCIL TAX ANNEXE:** B

**EPC HOUSE:** F (36) **EPC HOUSE:** E (43)

**FLOOD & EROSION RISK:** Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick & weatherboard elevations & tiled roof

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.





**OFFICES LOCATED AT:**

**PADDOCK WOOD, KENT**

**Tel. 01892 832 325**

77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**

**Tel. 01435 873 999**

Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**

**Tel. 01303 814 444**

Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**

**Tel. 01580 712 888**

Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



**Lambert  
& Foster**



arla | propertymark naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS