

Forge Cottage, Bayham Abbey, Lamberhurst





An elegant and beautifully presented Grade II listed family home located in the grounds of the Bayham Abbey estate.

Situation

Forge Cottage occupies a delightful semi-rural setting, surrounded by impressive countryside; it is located near the popular village of Lamberhurst, which has a picturesque central village green, local shops, primary school, pubs/restaurants, church, and golf course. Tunbridge Wells provides a more comprehensive choice of shopping facilities with many major national stores in Royal Victoria Place; specialist shops, boutiques, and independent cafes can be found in the famous Pantiles and the Old High Street, with its elegant colonnades and often hosting fairs and festivals.

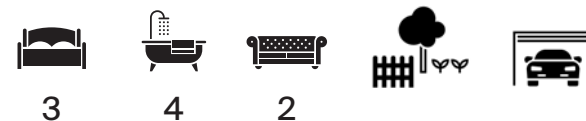
The A21 is easily accessible, providing connections to the M25 motorway network and London Heathrow, Gatwick, and Stansted airports. There are a number of mainline stations within close proximity of the property with regular services to London.

There are a number of well-regarded schools in the area, in both the state and private sectors, including St Marys Primary School in Lamberhurst, Marlborough House and St Ronan's in Hawkhurst, Sacred Heart in Wadhurst, Mayfield School, Dulwich Preparatory in Cranbrook, Benenden School, Holmewood House Preparatory in Langton Green, Tonbridge School and Kent College (girls) at Pembury. There are also grammar schools for girls and boys in Tunbridge Wells and Tonbridge.

Leisure amenities include golf at a number of courses in the vicinity, sailing and fishing at Bewl Water and on the south coast, walking and off-road cycling at Bedgebury.

Distances

Frant station 3 miles, Tunbridge Wells station 5.3 miles (London Bridge from 42 minutes)
Lamberhurst 2.8 miles, A21 3 miles, London 42 miles (All times and distances are approximate).



The Property

Forge Cottage is situated on the grounds of the Bayham Abbey estate within a hamlet-like enclave of former estate buildings to the rear of the main house. The property has been beautifully renovated by the current owners, to incorporate a blend of style, whilst retaining many characterful period features.

Upon entering the property, you are greeted with a generous-sized dining room with tiled flooring and French doors leading out to the garden. The fabulous open plan kitchen is a real focal point of the house with a central island with seating, bespoke fitted wall and base units, a Stoves Richmond range cooker, and integrated appliances. There is also a delightful seating area with a wood burner to the front with sliding patio doors leading out to the terrace, offering a great area for day-to-day life and entertaining.

Just off the kitchen, there is an attached separate annexe with a hallway leading to a separate utility room, gym and bathroom with access to the garage and office located above, offering great scope for more. The formal drawing room overlooks the front and rear of the property with wooden flooring and a feature fireplace.

On the first floor there are two generous-sized bedrooms, both with ensembles. The principal suite enjoys an attractive outlook with ample space for furnishings and a stylish ensuite with roll top bath. The sizeable guest bedroom with exposed beams is located across the second floor and offers a free-standing bath with a separate cloakroom.





Gardens and Grounds

Forge Cottage is approached via the main estate driveway that winds a most attractive route across open fields toward the main house. The property shares the internal courtyard of the quadrant with the other four residents but benefits from its own private rear garden with a large terrace area. Beyond the garden, there is a large extended area of enchanting woodland with a natural pond with decking situated at the bottom. In all, the property extends to about 0.66 acres.

Directions (TN3 8BG)

From Tunbridge Wells proceed south along the A267 Frant Road for 0.5 miles before turning left on to the B2169 Bayham Road. Follow this road for 4 miles, passing through Bells Yew Green, before taking a left into Bayham Abbey private estate, marked by a white picket fence. Follow this driveway for 1 mile, towards the main house. The cottage courtyard can be found on the left-hand side.

Property information

Services Mains water and electricity. Oil-fired central heating. Private drainage.

Local Authority Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax Band G

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP




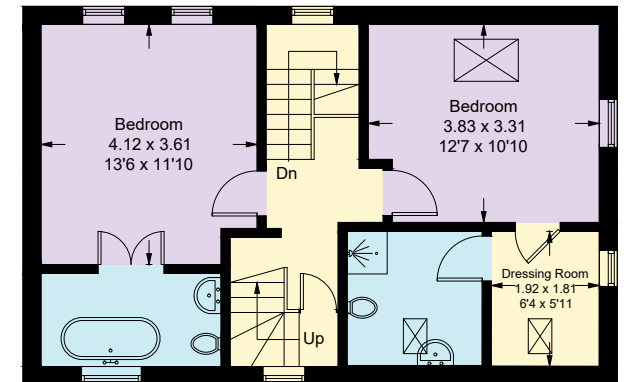
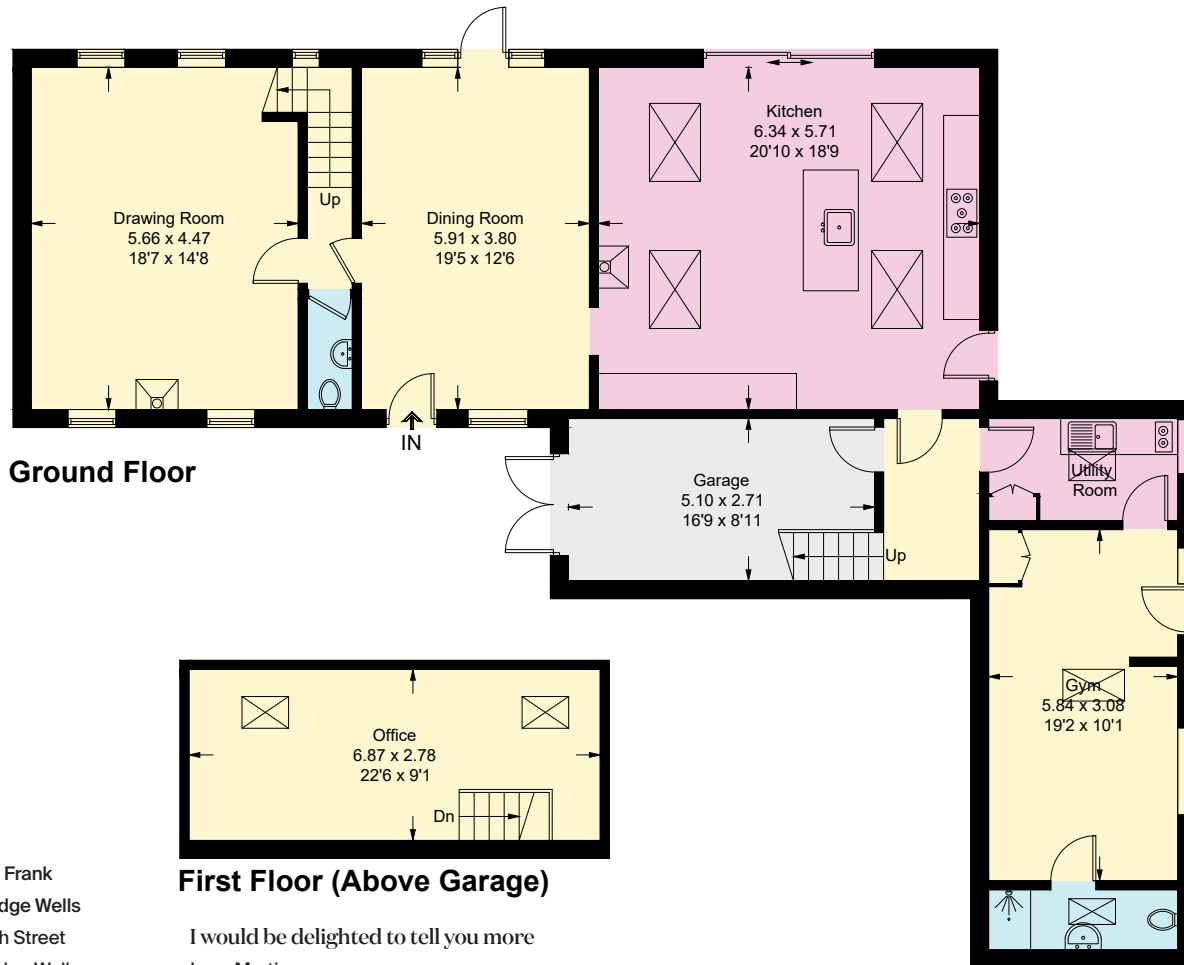
Approximate Gross Internal Floor Area

Main House = 2414.4 sq m / 2,598 sq ft (Including Garage)

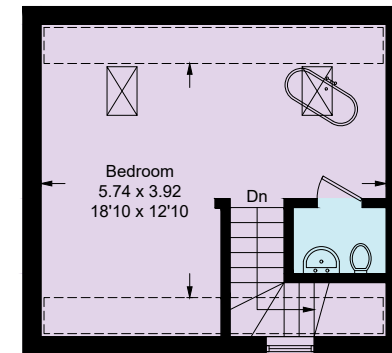
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



 = Reduced headroom below 1.5m / 5'0"

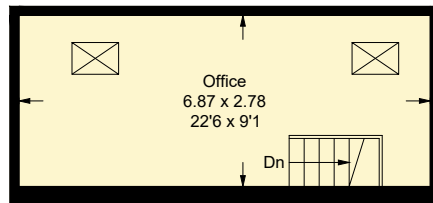


First Floor



Second Floor

Ground Floor



First Floor (Above Garage)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated [June 2024]. Photographs and videos dated [June 2024].

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