

THE MODERN HOUSE



*Nr. Lamberhurst, Kent
Sold*

The Carriage House

Set in landscaped parkland on the estate of a large country house, The Carriage House is a former service building from the turn of the 19th century, cleverly converted in the 1970s by the architect Bob Giles.

Extended by Giles in 2004, The Carriage House is now a substantially-sized home (nearly 3000 sq ft of internal space) with four/five bedrooms, a large reception room, dining room and garden room with magnificent views over open countryside. Incorporating large expanses of glass on one side, the house is generally light and airy. A large garden and raised decked terrace allow plenty of opportunities to enjoy the views and the peace of this secluded spot. In total the plot size of the property is approximately 2/3 acre.

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The Carriage House is reached via a long drive through the estate of Bayham Abbey on the Kent / Sussex border. It can be found behind the large country house. The popular town of Lamberhurst is 4 miles away and offers a range of local shops. For further shopping, dining and entertainment opportunities, the larger town of Tunbridge Wells is 6 miles away. There are good links to London by both road and train. The M25 can be reached in 20 minutes via the A21(M). Trains run from nearby Frant station to Charing Cross or Cannon Street in 55 minutes (and as Frant is before Tunbridge Wells on the line into London, it is usually easy to get a seat at peak times). Frant station is approximately ten minutes' drive from The Carriage House. The postcode for The Carriage House is TN3 8BG.

Please note that there is an annual service charge for all the residents of the Bayham Abbey estate. The current owners have recently paid their 2010 bill, which totaled £604. The property is heated by under-floor heating throughout, fuelled by a new gas condensing boiler.

*South-East England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.