

7 The Pelverers Farmstead
The Slade, Lamberhurst
TN3 8HN

burnett's
Individual Property : Individual Service



Be the first occupier of this traditional design new build family home on the outskirts of Lamberhurst, near Bewl Water and just 7 miles from Tunbridge Wells.

Comprising: Entrance hall, kitchen/dining room, sitting room, cloakroom, three double bedrooms, family bathroom, en-suite shower room, private garden, two parking spaces.

EPC rating: B

Price Guide: £600,000 Freehold

Mayfield Office

3 Church View House, High Street,
Mayfield, TN20 6AB
01435 874450
mayfield@burnetts-ea.com

Wadhurst Office

Clock House, High Street,
Wadhurst, TN5 6AA
01892 782287
wadhurst@burnetts-ea.com



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Price Guide: £600,000 Freehold

Forming part of an exclusive development of just seven properties, this traditional half weatherboarded, semi-detached home, offered with a 10-year build warranty, is nearing completion, ready for its first occupants.

Key selling features include: superfast broadband internet connection, a highly rated, energy efficient boiler, aluminium double glazed windows, oak veneer internal doors, contemporary kitchen and bathrooms suites and a South-West facing private garden.

The front door opens into an entrance hall with stairs leading up to the first floor, understairs storage cupboard and ground floor cloakroom. Double doors open into the sitting room and a further door leads through to the kitchen/dining room.

The kitchen/dining room is partially vaulted with skylights, which, together with double doors and tall windows looking and leading out to the rear garden, provides this room with an abundance of natural light. The contemporary slab gloss kitchen with contrasting marble effect worktops offers wall and base units and an island with breakfast bar. There is space for a range style cooker/AGA, separate microwave oven and a wine cooler. Integrated appliances include an AEG dishwasher, fridge freezer and washer dryer. There is also a butler sink with Clearwater combination tap with hot, cold and 98 degree filtered "kettle" water.

Arranged over the first floor are two double bedrooms and a family bathroom. On the second floor is a further double bedroom with skylights, an en suite shower room and eaves storage.

To the rear of the house is a fully fence enclosed garden with paved patio and level area of lawn, with a side gate providing alternative access.

The property comes with two allocated parking spaces, just in front of the house.

The property is located on the southern fringe of Lamberhurst village, within the High Weald Area of Outstanding Natural Beauty. The village centre (just under 1 mile) has a local store with Post Office, farm shop, coffee house, a good primary school, two pubs, an excellent 18-hole golf course, a recreation ground with children's adventure playground, and a number of local clubs and societies. Within a third of a mile of the property, is Lamberhurst Down, offering a large green space, another couple of pubs and a doctors surgery.

There are lots of lovely walks in the area, which is known for its local attractions including Scotney Castle, Bewl Reservoir, Bedgebury Pinetum and Bayham Abbey.

The property is about 7 miles South-East of the lovely Spa town of Royal Tunbridge Wells, offering an extensive range of shops, theatres and various other leisure facilities. It also boasts high achieving grammar schools.

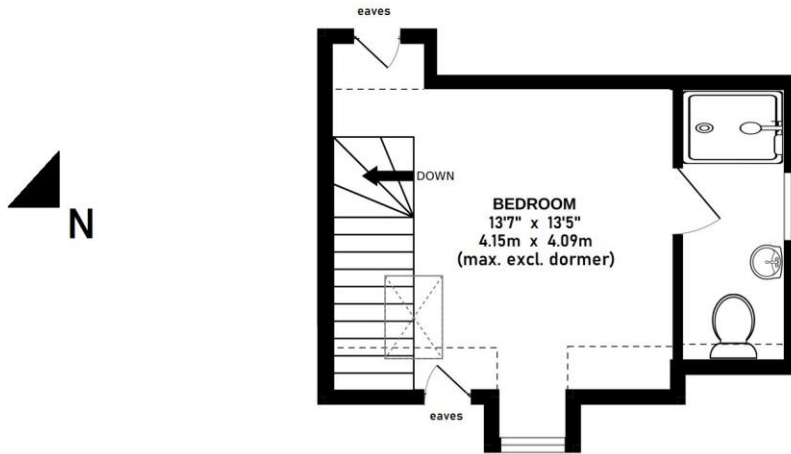
Wadhurst (3.5 miles) has further local facilities including primary, secondary and preparatory schools.

Railway stations can be found at Wadhurst (4.2 miles), Bells Yew Green (Frant) (4.6 miles), Paddock Wood (7.5 miles) and Tunbridge Wells (7.3 miles). These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street. The A21 is easily accessible, within a mile of the property, providing direct links to the M25 to the North and Hastings to the South.

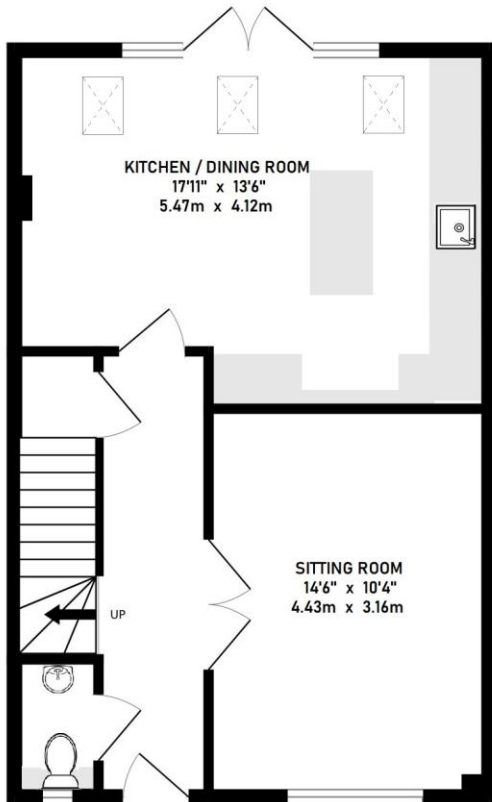
Private LPG supply – a cleaner gas with up to 40% fewer carbon emissions compared to traditional off-grid fuels, and with a global warming potential factor of zero. The highly rated energy efficient boiler in this property is ready to accept BioLPG when it is widely available. Electric underfloor heating to the ground floor. Mains water, electricity and drainage.

Council tax band: yet to be allocated.

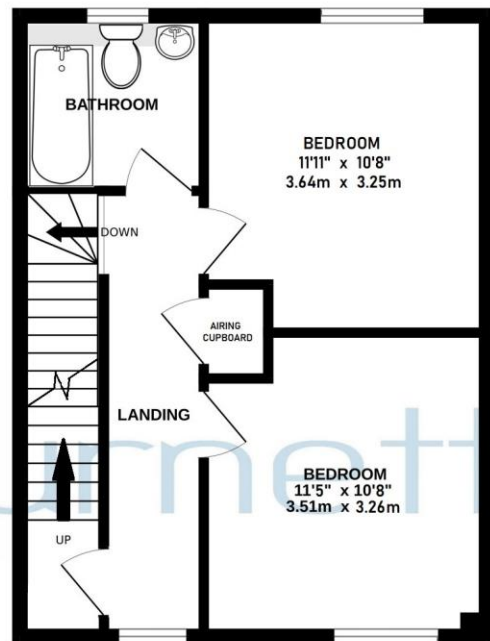
2ND FLOOR



GROUND FLOOR



1ST FLOOR



7 THE PELVERERS FARMSTEAD, THE SLADE, LAMBERHURST, TN3 8HN

TOTAL FLOOR AREA : 1197sq.ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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www.burnetts-ea.com

Mayfield: 01435 874450

Wadhurst: 01892 782287

Lettings: 0845 873 7493

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

