

# HUNTERS®

HERE TO GET *you* THERE



## The Pelverers Farmstead

The Slade, Lamberhurst, Royal Tunbridge Wells, TN3

OLN1

£600,000



Council Tax:



# The Pelverers Farmstead Development

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£600,000



## PELVERERS FARMSTEAD

Pelverers Farmstead, Lamberhurst, Royal Tunbridge Wells. A truly unique collection of just SEVEN 3 & 4 bedroom homes, situated in an Area of Outstanding Natural Beauty.

Each house will be built to an exacting standard. Features will include contemporary style kitchens in a choice of cabinet doors and worktops from a selected range and includes fully integrated appliances such as a fridge/freezer, ceramic induction hob, oven, boiling hot tap, dishwasher, wine cooler and washer/dryer. Also, each house will include high specification including Aluminium windows and doors, superfast broadband internet connection and a choice of floor finishes to all rooms.

The houses also will benefit from open plan living spaces with french doors providing access to the rear gardens which come seeded or turf depending on the season. Also, each house comes with 2 off-road parking spaces.

Completed in accordance with current building regulations including energy efficient boiler and insulation throughout to provide low running costs.

The houses enjoy a 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. LPG is used to fire our boilers, which are among the highest rated for efficiency and consistency, and ready to accept BioLPG when it is widely available.

10-year build warranty provided

Council Tax Band: (Under construction); yet to be rated

## PLOT 2

Plots 2 (1,197sq ft) 3 bed 2 bath– Ground floor includes Lounge, Open Plan Kitchen Dining area with French doors leading the rear garden along with W/C. First floor, two double bedrooms with family bathroom and second floor master bedroom with en-suite shower room.

## LOCATION

The Pelverers Farmstead Development is situated in the popular village of Lamberhurst, with its general store and well regarded public houses and restaurants.

Wadhurst, about 3.7 miles away, offers more extensive amenities including supermarkets, one with a post office, hairdressers, butcher, barber and florist.

There are many pubs and restaurants in the vicinity, including the Vineyard, which is part of the Elite group of pubs, and The Smallholding in Kildown, named as one of the best restaurants in Kent.

Tunbridge Wells (about 6.8 miles) offers high street shopping, supermarkets, theatres and restaurants and extensive leisure amenities.

Bowl Water reservoir and Bedgebury Forest offer a wide range of outdoor activities including walking, horse riding trails, cycle hire and trails, water sports

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and fishing. There are Golf courses in Lamberhurst, Ticehurst and Tunbridge Wells.

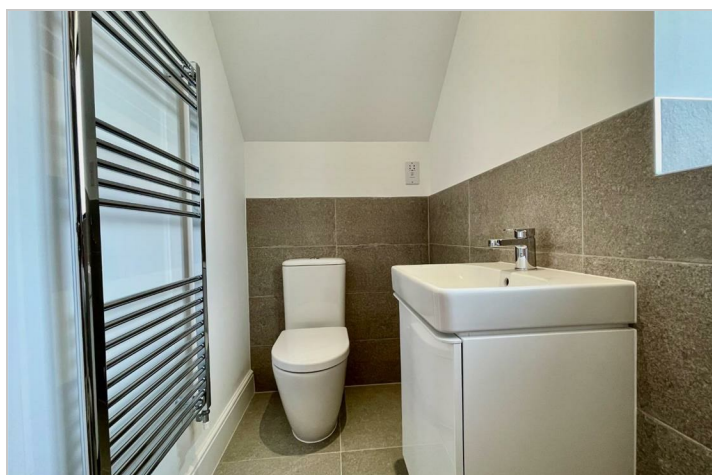
State and Private Schools: Lamberhurst has its own well-regarded primary school and there is a pre-school at the vineyards.

Preparatory schools in Wadhurst (Sacred Heart), and Hawkhurst (Marlborough House and St Ronan's). Uplands Community College in Wadhurst at secondary level and Kent grammar schools in Cranbrook, Tonbridge, and Tunbridge Wells.

Mainline rail: Frant (at Bells Yew Green - about 4.3 miles) with services to Charing Cross (via London Bridge and Waterloo East) and Cannon Street from about 62 minutes, or Wadhurst (about 4.5 miles) on the same line from about 68 minutes.

### CLARUS HOMES

Based in Ashford, Clarus Homes was founded in 2006 with one aim, to provide the highest quality bespoke homes in Kent & Sussex, built to an unrivalled standard of workmanship, blending traditional methods with modern materials at an affordable price.



## Road Map



## Hybrid Map



## Terrain Map

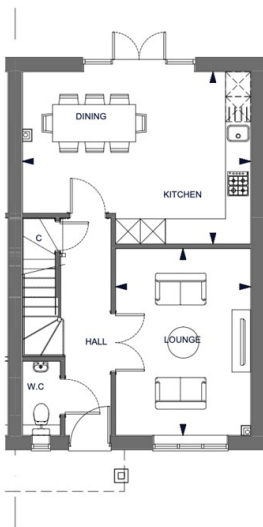


## Floor Plan

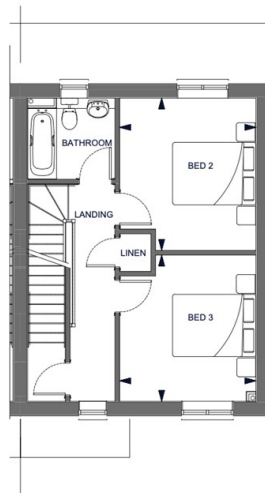
Plots 1 & 2 – 3 bedroom 2 bathroom home (1197ft<sup>2</sup>) – floor plans

PELVERERS  
FARMSTEAD

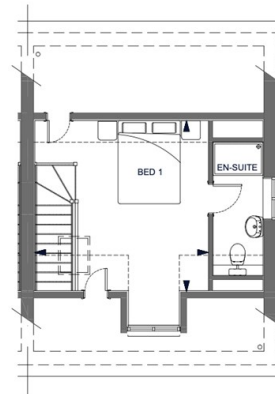
Ground Floor Plan



First Floor Plan



Second Floor Plan



### Schedule of Room Sizes

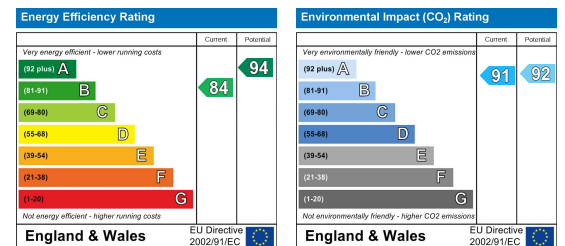
GROUND FLOOR PLAN		
LOUNGE	4.48m x 3.26m	(14' 9" x 10' 8")
KITCHEN / DINING	5.48m x 4.14m	(18' x 13' 7")
FIRST FLOOR PLAN		
BEDROOM 2	3.66m x 3.27m	(12' x 10' 9")
BEDROOM 3	3.51m x 3.27m	(11' 6" x 10' 9")
SECOND FLOOR PLAN		
BEDROOM 1	4.17m (MAX) x 4.08m	(13' 8" (MAX) x 13' 5")
<b>TOTAL FLOOR AREA</b>	<b>111.4m<sup>2</sup> / 1197 ft<sup>2</sup></b>	

\* Plot 2 handed

## Viewing

Please contact our Hunters Tenterden Office on 01580 763278 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.