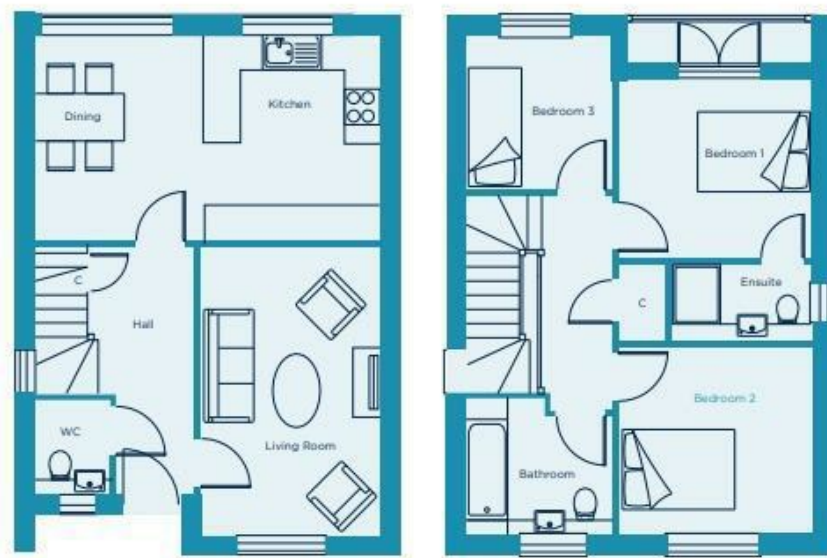


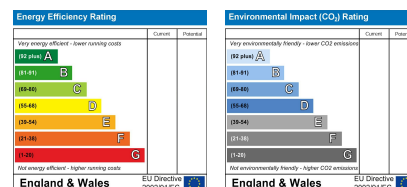
FLOOR PLAN THREE BEDROOM HOUSE



ROOM SIZES	METRES	FEET
Kitchen/Dining	5.91 x 3.52	19'5" x 10'8"
Living Room	4.9 x 3.1	16'2" x 10'3"
Bedroom 1	3.05 x 3.05	10'0" x 10'0"
Bedroom 2	3.31 x 3.25	10'10" x 10'8"
Bedroom 3	2.65 x 2.55	8'8" x 8'8"
TOTAL	98m²	1,055ft²



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10 Culpeper Close, Isfield, TN22 5FA

Guide Price £500,000 Freehold

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10 Culpeper Close, Isfield, TN22 5FA

Charming Boutique Development: This three-bedroom detached home is part of Archers Field, a boutique collection of just 10 traditionally styled yet contemporary homes in the quiet, semi-rural village of Isfield near Lewes.

Modern Living Features: The home includes an open-plan kitchen/diner opening to a landscaped garden, a separate living room, downstairs W/C, and upstairs, two double bedrooms, one single, and a main bathroom. The principal bedroom has an en-suite and a private balcony overlooking the garden.

Sustainable & Energy-Efficient: Built with sustainably sourced timber frames, each home uses an individual air source heat pump and underfloor heating, offering high energy efficiency and reduced environmental impact.

Premium Finishes: Homes feature shaker-style kitchens with stone worktops, branded appliances, luxury bathrooms with ceramic tiling, Lime Oak flooring downstairs, and high-quality carpets upstairs.

Scenic Village Setting: Located about 4 miles south of Uckfield, Isfield offers a peaceful village atmosphere close to the South Downs National Park, with historical roots tied to a Roman road crossing the River Ouse.

The Home...
This three bedroom detached home is one of ten homes within the Archers Field development. Archers Field is a beautifully crafted boutique development of just 10 new homes perfectly positioned in the quiet semi-rural village of Isfield just outside Lewes. Each of these new homes offer a subtle combination of traditional style and contemporary design and all benefit from parking and landscaped gardens.

The house benefits from an open plan kitchen / diner which seamlessly opens up to the rear garden, lined by Poplar trees. There is also a separate living area and W/C on the ground floor. Upstairs are two double bedrooms, one single bedroom and a main bathroom. The principle bedroom has a balcony over looking the rear garden and also benefits from a stylish en-suite shower room. There is underfloor heating throughout the whole property, which is powered by an air source heat pump.

Sustainable Living
Each house is built with a highly insulated, sustainably sourced timber frame and will be powered by its own individual air source heat pump feeding the under floor heating. With heat pumps giving 3kw of energy for every 1kw used, and high insulation levels, the houses at Archers Field make for an extremely energy efficient home.

Attention to detail
Signature kitchens with painted, shaker style units, stone worktops and branded appliances. Fully fitted luxury bathrooms with ceramic tiles. Lime Oak flooring to the ground floor and high quality carpets fitted to the upstairs. All of the houses have access from their living spaces onto impressive landscaped rear gardens. Selected houses further benefit from balconies to the main bedrooms.

Out & About
Isfield is a charming village perfectly positioned on the outskirts of the South Downs National Park around 4 miles south of Uckfield. The name Archers Field is driven by the active history of the village, which originally grew adjacent to the Ford where the London to Lewes Roman Road crossed the River Ouse.



During the Saxon & Norman eras, a Norman castle motte was built on the river bank near the church to guard the crossing. It is rumoured that King Harold spent the night before the Battle of Hastings in the village. A popular feature of the village is the award winning pub, The Laughing Fish which serves a fabulous selection of local ales and home cooked food. The pub is reputed to have started life as a chapel when it was built in the 1860s. As you enter the village you can’t miss the fully restored Victorian train station - The Lavender Line. As well as operating trips, there is a pretty Tea room, gift shop and childrens play area and picnic spot. Situated just outside the South Downs National Park, Isfield is hugely popular with walkers as there is are an excellent variety of local walks across The South Downs, Ashdown Forest and the High Weald.

The Developer
Lavender Homes is an innovative company formed with a desire, passion and commitment to building superbly designed, high quality and sustainable homes in the South East of England. The company aims to deliver small boutique developments to offer a higher level of fit, finish and appliances than traditional main stream housebuilders, but at a similar cost. Sustainability is at the heart of what they do and all of their projects involve the use of sustainable materials and renewable energy sources in order to create homes that are not only beautiful, but are cost efficient to run. The regeneration of brownfield and disused sites is a key focus of their developments.

The Specifics
Tenure - Freehold
Estate Management Charge - Circa £500 per Annum
Council Tax Band - E
Reservation Fee - £1,000
For further information on the reservation process, please speak with one of our sales consultants

Guide Price £500,000 - £525,000

