



proudly present

PELVERERS  
FARMSTEAD

Pelverers Farmstead, The Slade, Lamberhurst, Royal Tunbridge Wells. TN3 8HN



- A truly unique collection of just seven 3 & 4 bedroom homes, situated in an Area of Outstanding Natural Beauty.
- Set within an existing farm yard surrounded by countryside and sheep in the village of Lamberhurst, within the borough of Royal Tunbridge Wells,
- Lamberhurst primary school (rated Good by Ofsted) is located 1 mile away. There is a wide range of Secondary schools including Grammar schools close by.
- Less than 5 miles to Frant train station and 4 miles to Wadhurst train station.
- 8 miles to the historic town of Royal Tunbridge Wells, with its wealth of shops, restaurants and entertainment.
- Bedgebury Pinetum is located under 5 miles away, perfect for family walks and bike rides.
- Just 2.5 miles drive away is Bewl Water, the largest stretch of open water in the South East, offers fantastic leisure and recreational facilities including fishing, boating and cycling.
- Ideally located near to wonderful seaside towns with Hastings 35 minutes, Eastbourne 55 minutes and Brighton just over an hour away.



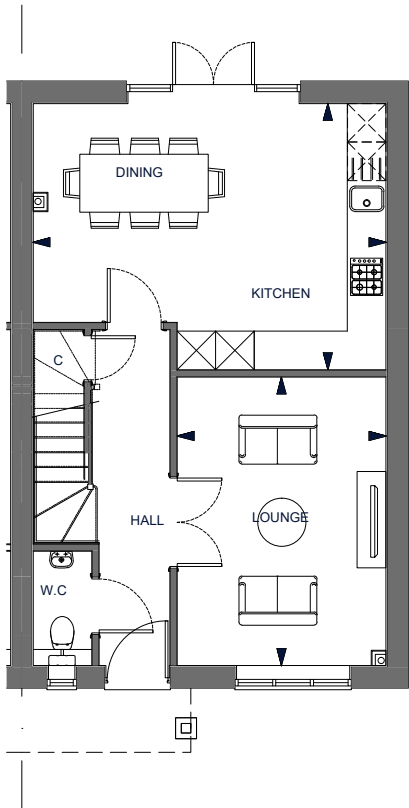


Plots 1 & 2 – 3 bedroom 2 Bathroom home (1197ft<sup>2</sup>)

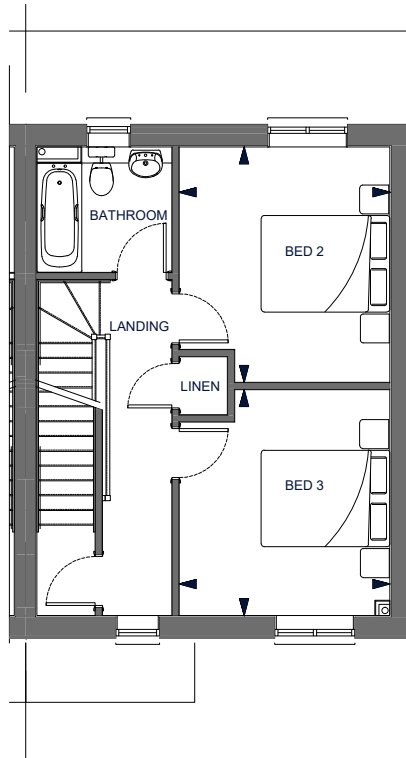
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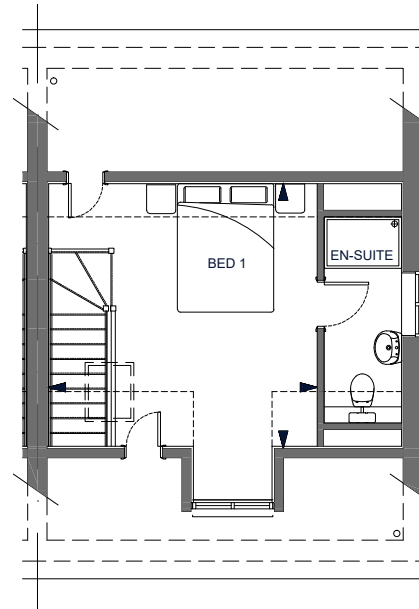
Ground Floor Plan



First Floor Plan



Second Floor Plan



**Schedule of Room Sizes**

GROUND FLOOR PLAN		
LOUNGE	4.48m x 3.24m	(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")
TOTAL FLOOR AREA	111.4m <sup>2</sup> / 1197 ft <sup>2</sup>	

\* Plot 2 handed

Plot 3 – 4 bedroom 2 bathroom home (1683ft<sup>2</sup>)

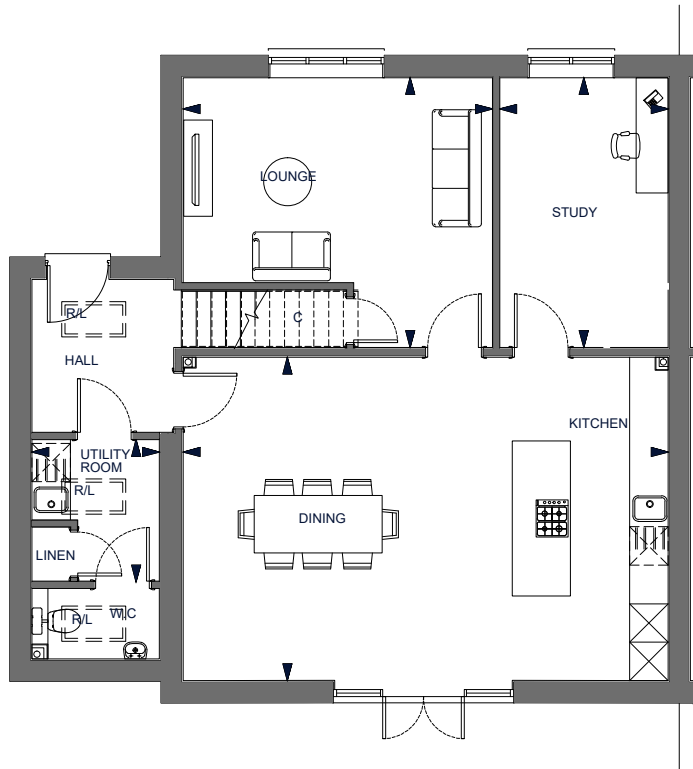
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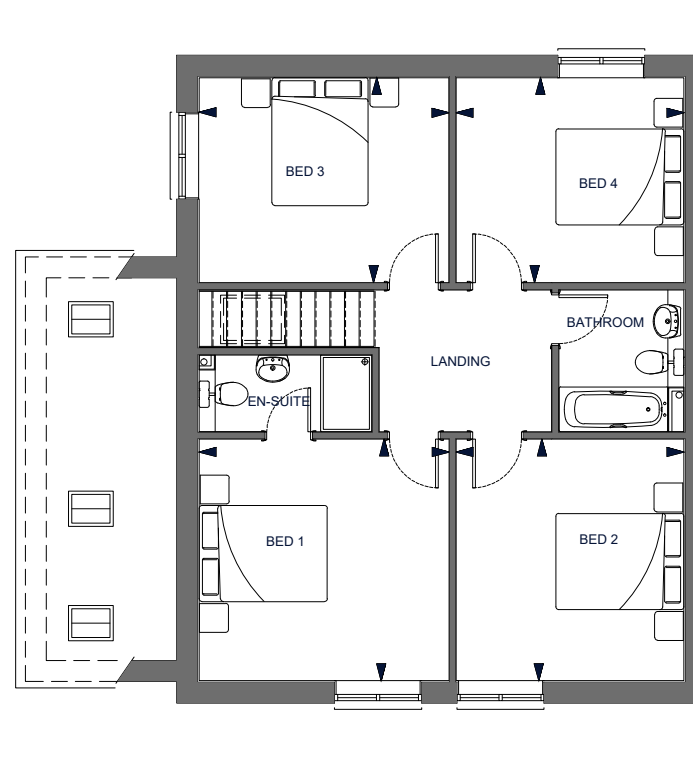
CLARUS  
THE HOME OF DISTINCTION

Pelverers Farmstead, The Slade, Lamberhurst, Royal Tunbridge Wells. TN3 8HN

Ground Floor Plan



First Floor Plan



Schedule of Room Sizes

GROUND FLOOR PLAN		
LOUNGE	4.83m x 4.21m	(15' 10" x 13' 10")
KITCHEN/ DINING AREA	7.57m x 5.05m	(24' 10" x 16' 7")
UTILITY ROOM	2.2m x 1.98m	(7' 3" x 6' 6")
STUDY	4.21m x 2.62m	(13' 10" x 8' 7")
FIRST FLOOR PLAN		
BEDROOM 1	3.77m x 3.90m	(12' 4" x 12' 10")
BEDROOM 2	3.77m x 3.55m	(12' 4" x 11' 8")
BEDROOM 3	3.90m x 3.20m	(12' 10" x 10' 6")
BEDROOM 4	3.55m x 3.20m	(11' 8" x 10' 6")
TOTAL FLOOR AREA	156.4m <sup>2</sup> / 1683 ft	



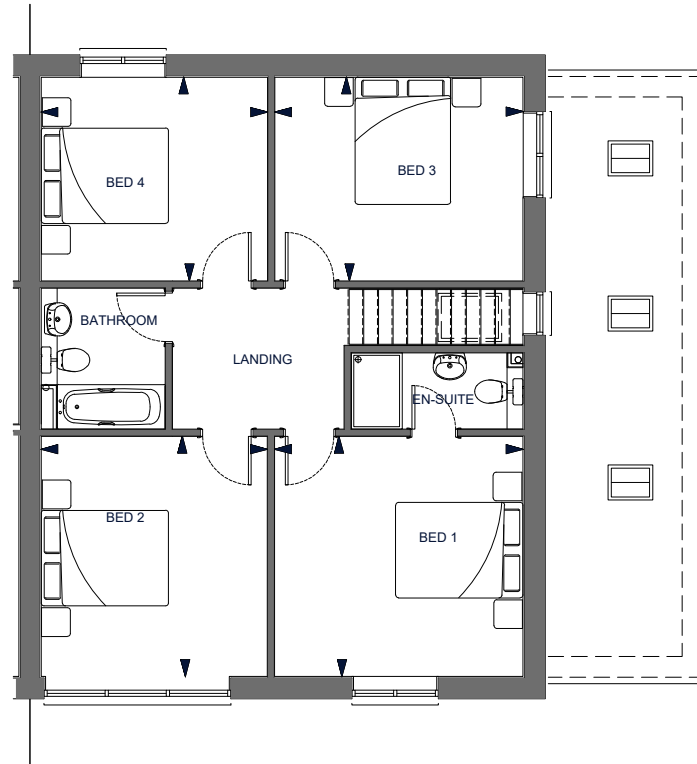
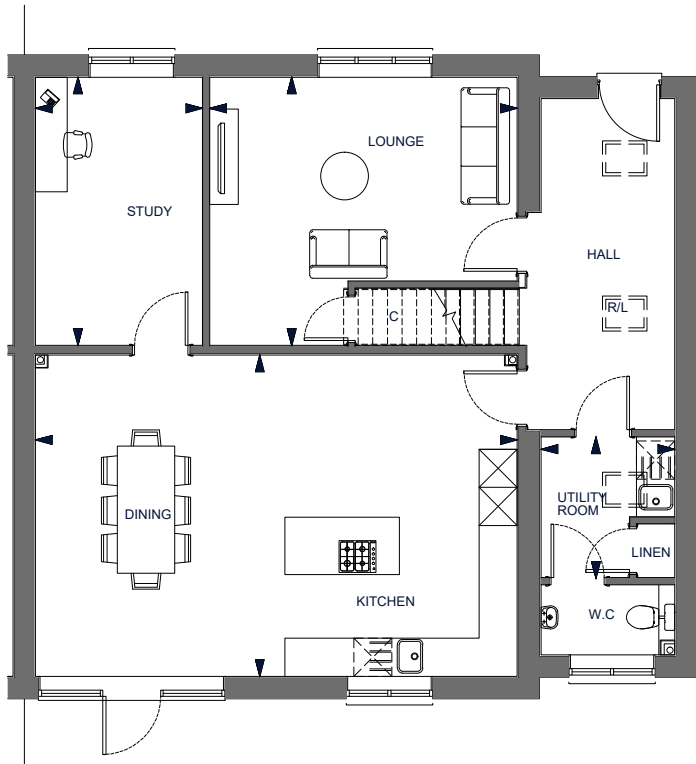
Plot 4 – 4 bedroom 2 bathroom home (1765ft<sup>2</sup>)

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Ground Floor Plan

First Floor Plan



**Schedule of Room Sizes**

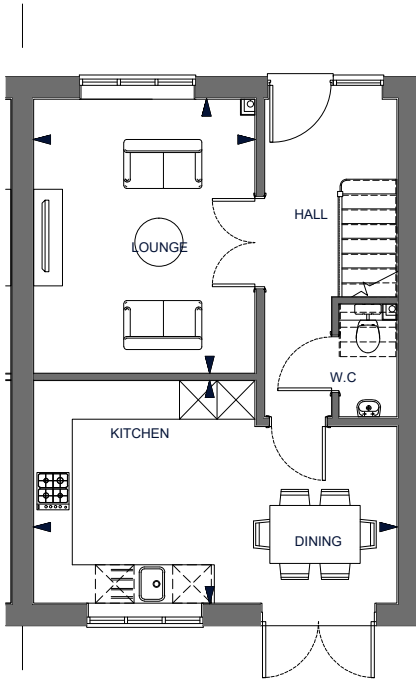
GROUND FLOOR PLAN		
LOUNGE	4.83m x 4.21m	(15' 10" x 13' 10")
KITCHEN/ DINING AREA	7.57m x 5.05m	(24' 10" x 16' 7")
UTILITY ROOM	2.2m x 2.1m	(7' 3" x 6' 11")
STUDY	4.21m x 2.62m	(13' 10" x 8' 7")
FIRST FLOOR PLAN		
BEDROOM 1	3.77m x 3.90m	(12' 4" x 12' 10")
BEDROOM 2	3.77m x 3.55m	(12' 4" x 11' 8")
BEDROOM 3	3.90m x 3.20m	(12' 10" x 10' 6")
BEDROOM 4	3.55m x 3.20m	(11' 8" x 10' 6")
TOTAL FLOOR AREA	164.1m <sup>2</sup> / 1765 ft	

Plots 5, 6 & 7 – 3 bedroom homes (950ft<sup>2</sup>) & (1160ft<sup>2</sup>)

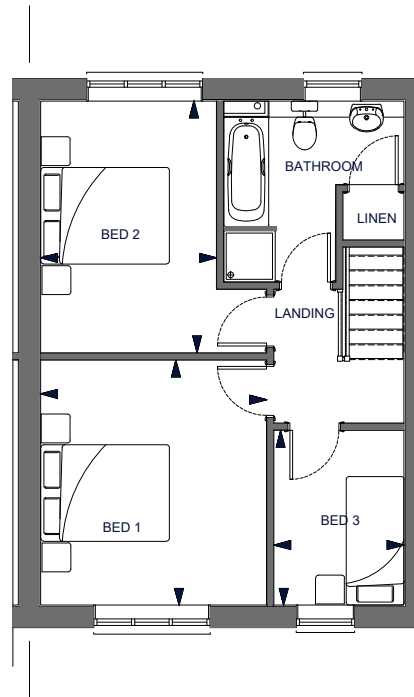
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Ground Floor Plan



First Floor Plan



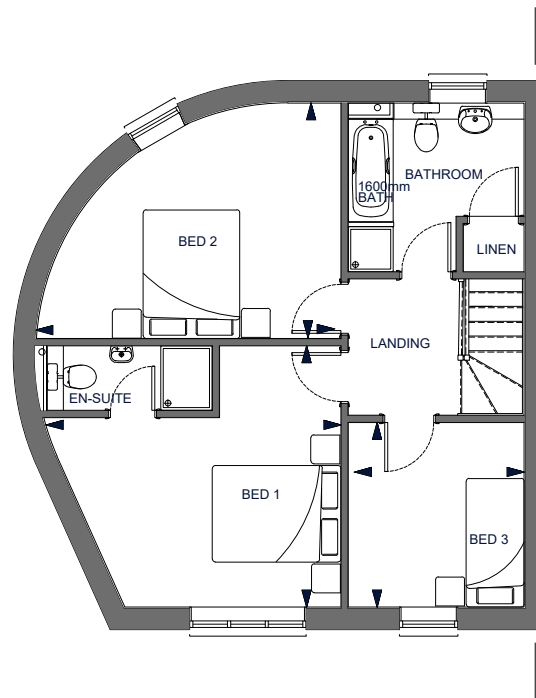
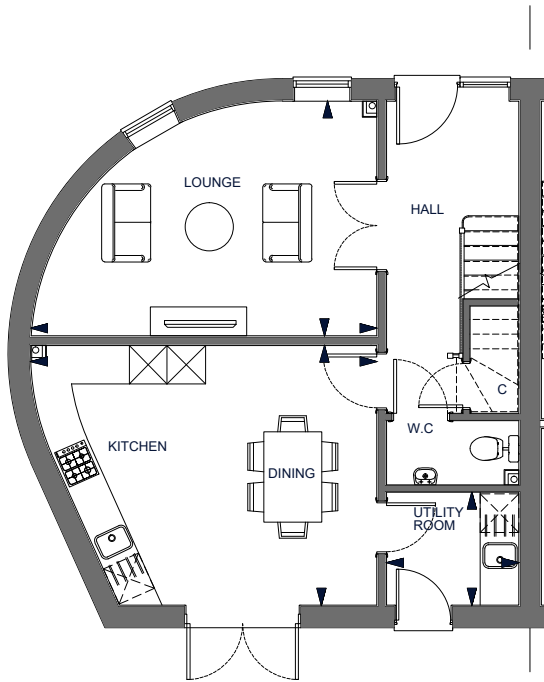
### Schedule of Room Sizes

GROUND FLOOR PLAN		
LOUNGE	4.26m x 3.44m	(14' x 11' 4")
KITCHEN / DINING	5.65m x 3.46m	(18' 6" x 11' 4")
FIRST FLOOR PLAN		
BEDROOM 1	3.81m x 3.51m	(12' 6" x 11' 6")
BEDROOM 2	3.91m x 2.73m	(12' 10" x 9')
BEDROOM 3	2.65m x 2.02m	(8' 8" x 6' 8")
<b>TOTAL FLOOR AREA</b>	<b>884m<sup>2</sup> / 950 ft<sup>2</sup></b>	

\* Plot 6 handed

Ground Floor Plan

First Floor Plan



### Schedule of Room Sizes

GROUND FLOOR PLAN		
LOUNGE	5.37m (MAX) x 3.65m	(17' 8" (MAX) x 12')
KITCHEN / DINING	5.38m (MAX) x 4.04m	(17' 8" (MAX) x 13' 3")
UTILITY ROOM	2.05m x 1.75m	(6' 9" x 5' 9")
FIRST FLOOR PLAN		
BEDROOM 1	4.62m (MAX) x 4.06m	(15' 2" (MAX) x 13' 4")
BEDROOM 2	4.73m (MAX) x 3.66m	(15' 6" (MAX) x 12')
BEDROOM 3	2.87m x 2.73m	(9' 5" x 9')
TOTAL FLOOR AREA	107.8m <sup>2</sup> / 1160 ft <sup>2</sup>	

- Traditionally built brick and block homes.
- Bespoke Designer Fitted Kitchens in a choice of door colour finish complete with soft close doors and drawers. \*
- Fully integrated appliances including fridge/freezer, double oven, ceramic induction hob, dishwasher, wine cooler, washer dryer and boiling tap.
- CAT 6 Home networking cabling throughout providing super-fast fibre broadband with speeds in excess of 100mb.
- Ceramic tiling to bathroom floors and walls in a choice of colours. Fully tiled over baths and shower enclosures, half height tiling to basin and WC walls. \*
- Carpet and Karndean flooring in a choice of colours. \*
- Aluminium glazed windows and doors in black finish incorporating lockable furniture.
- High security aluminium front door incorporating five point locking colour black.
- Security alarm incorporating movement detectors and door contacts.
- Front and rear landscaped gardens with planting and seeded or turf depending on season
- Indian sandstone slabs to paths and patio.
- 10 year build warranty provided.

*\* From a selected range and subject to stage of build.*



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*These details are given as an accurate interpretation of the specification of this development. The developer reserves the right to alter the specification at any time, and any choices detailed are done so at the developer's discretion and dependent on the stage of build.*