

6 Pelverers Farmstead

The Slade, Lamberhurst, Kent

Green Lizard
SUCCESSFULLY SELLING HOMES

A beautifully presented 3 double bedroom semi detached house, providing a light, well appointed living space, benefiting from being part of a small development on the edge of this popular village within easy reach of amenities and commuter services.







Guide price £575,000 Freehold

Situation: The property is situated in a popular semi-rural position in an Area of Outstanding Natural Beauty on the outskirts of the pretty village of Lamberhurst, which offers a good range of shops and services for everyday needs including a general store, church, primary school, golf course and a number of popular inns.

For the commuter, the A21 offers access to both London and the South coast. Rail services can be found in the villages of Frant and Wadhurst and the towns of Paddock Wood, Tonbridge and Tunbridge Wells, which provide a regular commuter service to London Charing Cross and Cannon Street in approximately an hour. The regional centre of Tunbridge Wells is just 7 miles distant and provides a wide range of amenities including the historic Pantiles, Royal Victoria shopping centre, a retail park, cinema complex and theatres.

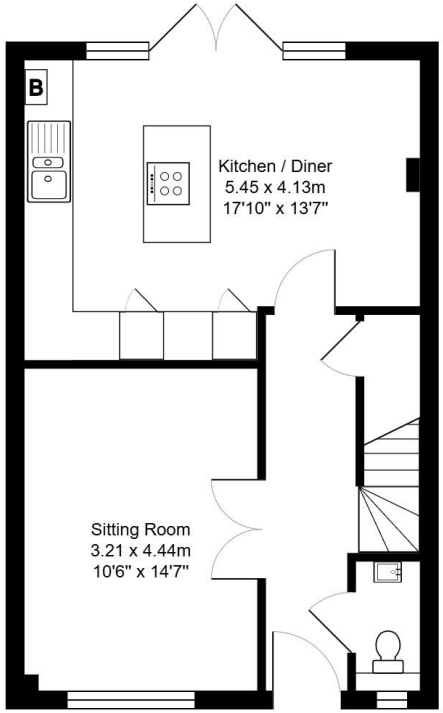
The beautiful surrounding countryside includes some excellent walks and local places of interest, including Scotney Castle and for those seeking outdoor pursuits, Bedgebury Pinetum and Forest and Bewl Water Reservoir are close by.

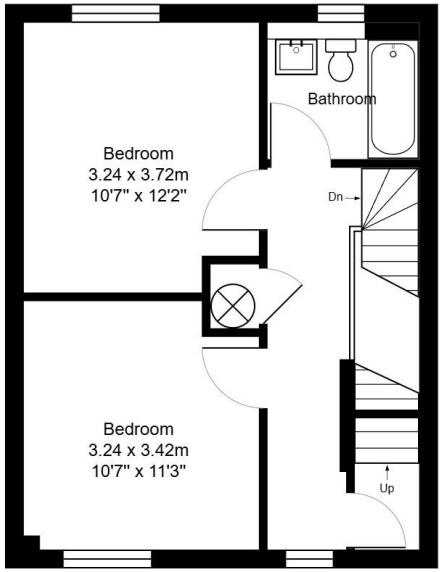
Description: 6 Pelverers Farmstead is a most attractive semi detached family house, forming part of a small development of seven characterful houses, which were completed in 2023, providing light, well appointed accommodation that is beautifully presented throughout. The property benefits from Amtico flooring throughout the ground floor, aluminium double glazed windows, a contemporary and beautifully appointed kitchen/diner, modern sanitary ware in the bathroom, en-suite and cloakroom, a superfast broadband internet connection and the balance of a 10 year ICW build warranty.

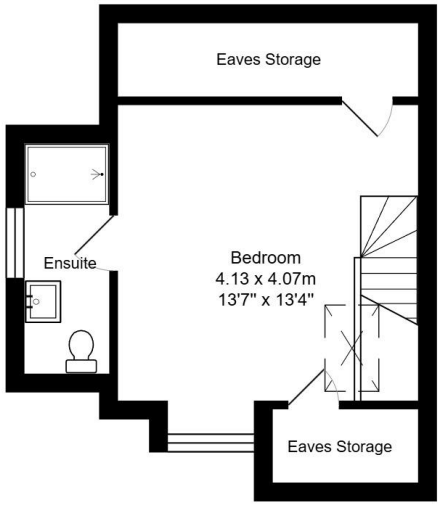
With external elevations of brick and weather boarding beneath a tiled roof, the accommodation is arranged over three floors and includes on the ground floor; a spacious entrance hall with a useful understairs cupboard and double doors leading to a sitting room, a beautifully appointed kitchen/diner with an extensive range of modern shaker style wall and base units with marble style work surfaces, matching upstands with a central island which includes an AEG induction hob with a contemporary extractor hood and fan over and a wine cooler, additional integrated appliances, which are made by AEG, including an oven, a dishwasher, a washing machine and a fridge/freezer and french doors leading to the garden and a cloakroom. On the first floor there are 2 double bedrooms and a well appointed modern family bathroom. On the second floor is the principal bedroom with eaves storage and a well appointed modern en-suite shower room.

Outside, there is a shared drive which leads to 2 allocated parking spaces in front of the house and a large parking area where there is visitor parking. To the front there is a paved area which leads to an open vaulted porch and the front door and there is a large border with a variety of plants and shrubs. A close board gate to the side of the house leads to a private easy to manage south west facing landscaped garden, which is mainly laid to lawn with various plants and shrubs. There is a good-sized terrace to the rear which is ideal for outdoor entertaining, and the garden is enclosed with close board fencing.

Services: Mains water and electricity. LPG gas central heating (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). Private drainage
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Current council tax band: E
Current energy efficiency rating: C
Property address: 6 Pelverers Farmstead, The Slade, Lamberhurst, Kent TN3 8HN









Area: 47.3 m² ... 509 ft²

Area: 39.6 m² ... 426 ft²

Area: 21.4 m² ... 231 ft²

Total Area: 108.3 m² ... 1166 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only.









Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.









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