burnett's
Individual Property : Individual Service









Built in 2022 and benefitting from the remainder of a 10 year build warranty, this unique, energy-efficient, roundel-design, end of terrace house lies within a mile of Lamberhurst village and comes with allocated parking and private garden. EPC: B

Offers in Excess of £500,000 Freehold

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BEST ESTATE AGENT GUIDE AWARD WINNER SALES 2024

BEST AGENT GUIDE AWARD WINNER SALES 2025

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BEST ESTATE AGENT GUIDE 2025 : EXCEPTIONAL

BEST ESTATE AGENT GUIDE 2024 : EXCEPTIONAL SALES

Burnett's is a trading name for Burnetts Mayfield LLP (Reg. No. OC340979 VAT Registration No. 901009089) and Burnetts Wadhurst Ltd (Reg. No. 6122343 VAT Registration No 218919481)
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1 Pelverers Farmstead

The Slade, Lamberhurst, TN3 8HN

Offers in Excess of £500,000 Freehold

Forming part of an exclusive development of just seven properties, built in 2022, this unique, half-weatherboarded, roundel-design, attached house is offered with the remainder of a 10-year build warranty.

Key selling features include: superfast broadband internet connection, a highly rated, energy efficient boiler, aluminium double glazed windows, Oak effect Karndean flooring throughout the ground floor, Oak veneer internal doors, contemporary kitchen and bathrooms suites and a private, enclosed 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 and downstairs WC.

The kitchen/dining room has double doors looking and leading out to the rear garden. The contemporary navy blue shaker kitchen with wood-effect worktops offers wall and base units and integrated appliances including an AEG oven, dishwasher, induction hob, fridge freezer and wine cooler.

Located off the kitchen is a separate utility room with integrated washer/dryer, additional sink and storage units.

Arranged over the first floor are two double bedrooms, one with en suite shower room, a third bedroom/study and a family bathroom.

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

The property comes with two allocated parking spaces, immediately to the rear of the house. There is also visitor parking on a first come first serve basis.

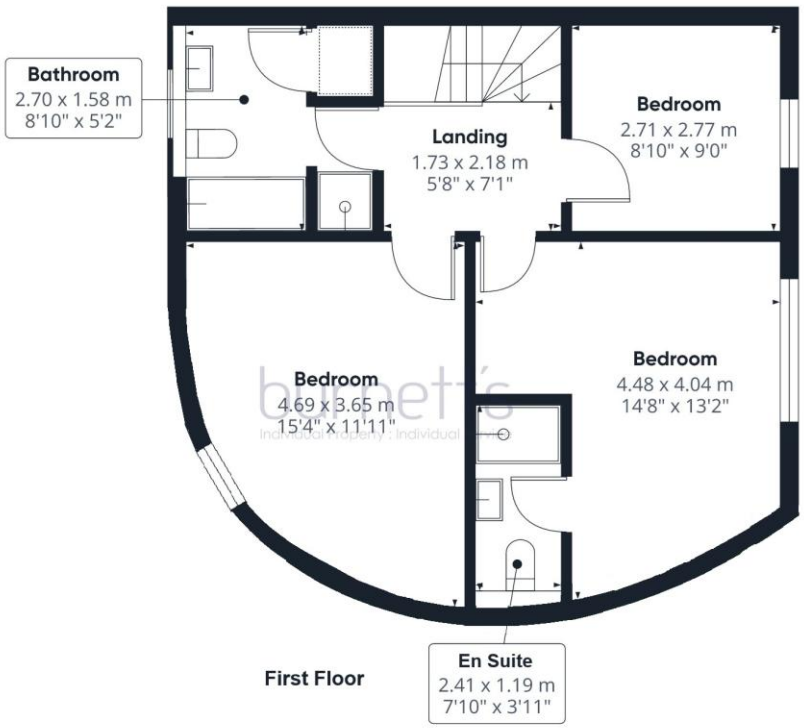
The property is located on the southern fringe of Lamberhurst village, within the High Weald National Landscape. The village centre (just under 1 mile) has a local store with Post Office, coffee house, a good primary school, a lovely pub, an excellent 18-hole golf course, a recreation ground with children's 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 pub 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.

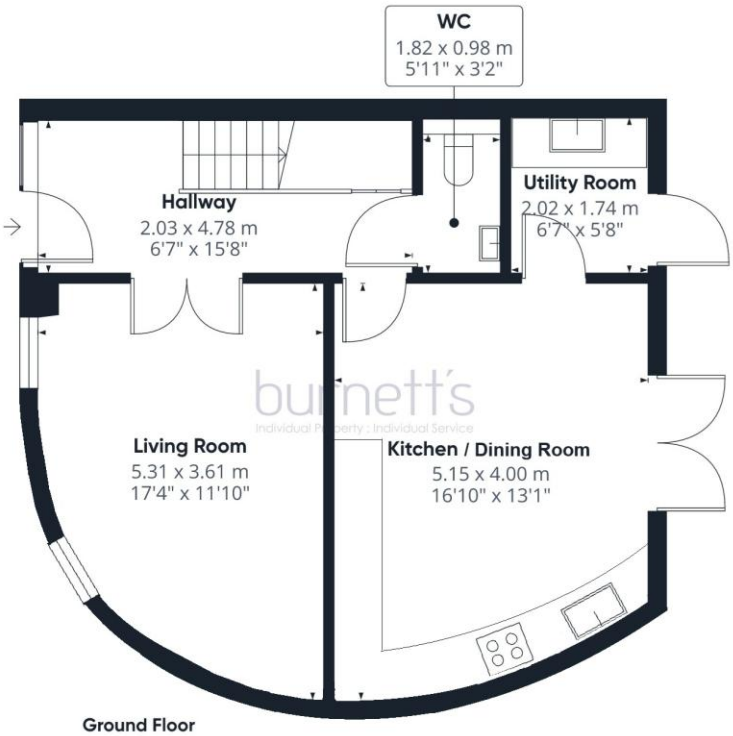
Wadhurst (3.5 miles) has further local facilities including primary, secondary and preparatory schools.

Railway stations can be found at Wadhurst (4.1 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.

Material Information:
Tunbridge Wells Borough Council. Tax Band E (rates are not expected to rise upon completion).
Mains electricity and water, shared private drainage via a compliant system. LPG central heating – LPG is 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. Mains water, electricity and drainage.
The property is believed to be of brick/block and timber construction with half-weatherboarded elevations under a tiled roof.
We are not aware of any safety issues or cladding issues or of any asbestos at the property.
The property is located within the High Weald National Landscape but falls outside of the local conservation area.
The title has restrictions and easements, we suggest you seek legal advice on the title.
According to the Government Flood Risk website, there is a very low risk of flooding.
Broadband coverage: According to Ofcom, Ultrafast broadband is available to the property.
Mobile Coverage: According to Ofcom, there is variable mobile coverage from various networks, best from O2.
We are not aware of any mining operations in the vicinity.
We are not aware of planning permission for new houses / extensions at any neighbouring properties.
The property has step free access to the ground floor.



First Floor



Ground Floor



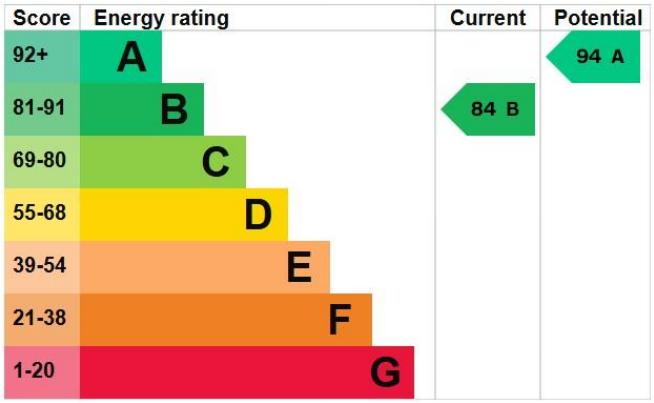
Approximate total area

106.2 m²

1144 ft²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.