

4 The Pelverers Farmstead
The Slade, Lamberhurst,
TN3 8HN

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Individual Property : Individual Service



Be the first occupier of this stylish, contemporary new build family home on the outskirts of Lamberhurst, near Bewl Water and just 7 miles from Tunbridge Wells. Comprising: Vaulted entrance hall, sitting room, kitchen/dining/family room, study, utility room, cloakroom, four double bedrooms, family bathroom, en-suite shower room, private garden, two parking spaces. EPC rating: B

Price Guide: £750,000 Freehold

Mayfield Office

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Price Guide: £750,000 Freehold

Forming part of an exclusive development of just seven properties, this handsome, semi-detached, barn-conversion-style home, offered with a 10-year build warranty, is the largest in the development and is nearing completion, ready for its first occupants.

Key selling features include: superfast broadband internet connection, a highly rated, energy efficient boiler, aluminium double glazed windows, oak veneer internal doors, contemporary kitchen and bathrooms suites and a South-West facing garden.

The front door is accessed along a pathway running in front of the house and opens into a spacious, vaulted entrance hall with skylights providing natural light. Pale wood effect laminate flooring. Doors lead through to the carpeted sitting room, a utility room and generous kitchen/dining/family room, with windows and door looking and leading out to the rear garden.

The pale grey shaker kitchen comprises wall and base units with marble effect worktops, including an island with breakfast bar. Integrated appliances include an AEG fan oven, microwave oven, dishwasher, induction hob, fridge freezer and wine cooler. There is also a Clearwater combination tap with hot, cold and 98 degree filtered "kettle" water. Wood effect flooring.

Leading off from the kitchen/dining room is a good sized study/playroom.

The utility room has an AEG washer dryer and airing cupboard and leads through to the ground floor cloakroom.

Arranged over the first floor are four double bedrooms, a family bathroom and en suite shower room.

To the rear of the house is a fully fence enclosed garden with paved patio and a level area of lawn with raised beds to the rear. A side gate provides access back around to the front of the house.

The property comes with two allocated parking spaces, located just the other side of the adjoining house.

The property is located on the southern fringe of Lamberhurst village, within the High Weald Area of Outstanding Natural Beauty. The village centre (just under 1 mile) has a local store with Post Office, farm shop, coffee house, a good primary school, two pubs, 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 couple of pubs 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.

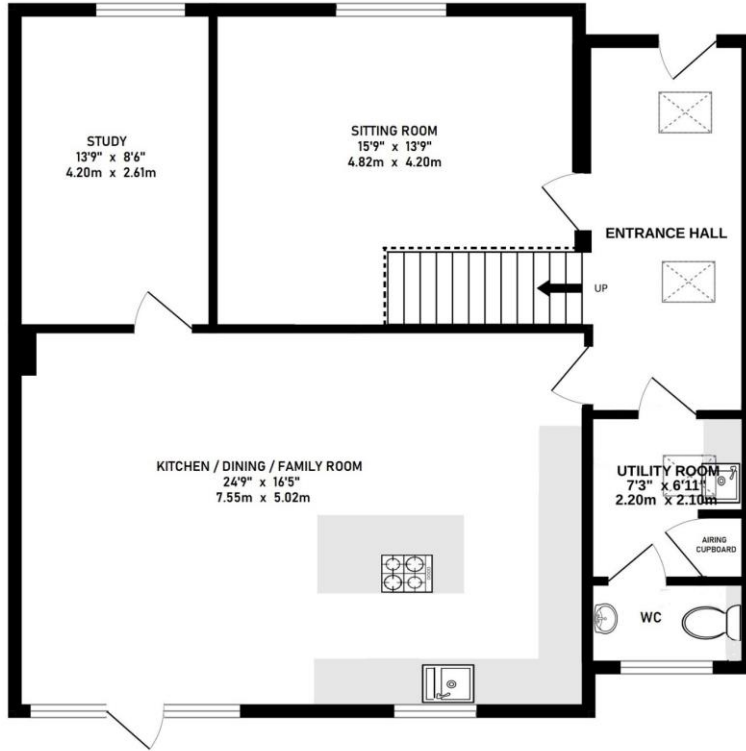
Railway stations can be found at Wadhurst (4.2 miles), Bells Yew Green (Frant) (4.6 miles), Paddock Wood (7.5 miles) and Tunbridge Wells (7.3 miles). These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street. The A21 is easily accessible, within a mile of the property, providing direct links to the M25 to the North and Hastings to the South.

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. The highly rated energy efficient boiler in this property is ready to accept BioLPG when it is widely available. Mains water, electricity and drainage.

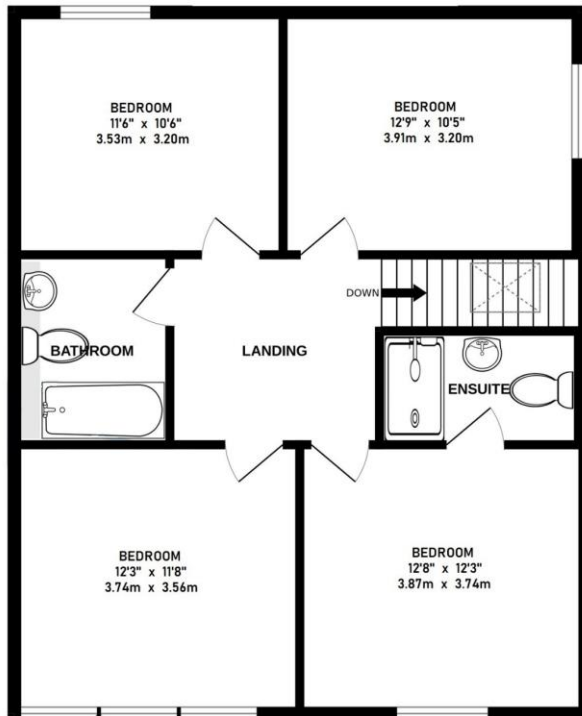
Council tax band: yet to be allocated.



GROUND FLOOR



1ST FLOOR



4 THE PELVERERS FARMSTEAD, THE SLADE, LAMBERHURST, TN3 8HN

TOTAL FLOOR AREA : 1765sq.ft. (164.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Wadhurst: 01892 782287

Lettings: 0845 873 7493

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | 94 A |
| 81-91 | B | 86 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

