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PILCHER**

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- End of Terrace Property
- 3 Bedrooms
- Attractive 'Rural' Design
- En-Suite to Main Bedroom
- 2 Private Parking Spaces
- Energy Efficiency Rating: B

**The Slade, Lamberhurst**

**£550,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



## 1 Pelverers Farmstead, The Slade, Lamberhurst, Tunbridge Wells, TN3 8HN

Located at The Slade on the outskirts of Lamberhurst village, Pelverers Farmstead is a three bedroom end of terraced property forming part of a small development of seven separate properties completed in 2022. Pleasingly designed with areas of curving walls reminiscent of local oast houses, the property enjoys generous reception space, a westerly facing, walled rear garden and two private parking spaces with further room for visitors. Beyond this, the property provides cleaner energy with LPG low carbon emissions and enjoys the remainder of the original 10 year NHBC guarantee and a small element now, of a 2 year builders rectification period. The property also enjoys a number of contemporary stylings including aluminium double glazed windows and Karndean wood effect flooring across the whole ground floor. A glance at the attached floorplan will give a good indication as to the style of this attractive home - what will be less apparent is the quality and depth of fixtures and fittings and the flexibility of the living space. As currently arranged, the property has a good sized entrance hallway opening to a large sitting room with the aforementioned oast house styled walls, there is a ground floor cloakroom and a further large kitchen/breakfast room open towards the westerly gardens - as well as a separate utility room. There are three good sized bedrooms to the first floor, of which one has an en-suite shower facility and a further large family bathroom. Access is via a solid door that leads to:

### ENTRANCE HALLWAY:

Double glazed window returning to the front, wall mounted thermostatic control, areas of wood effect flooring, radiator. Door to an understairs cupboard with good general storage space, areas of fitted coat hooks, a burglar alarm panel and wall mounted electrical consumer unit, various media points. Door leading to:

### GROUND FLOOR CLOAKROOM:

Low level WC, wall mounted wash hand basin with feature splashback and mixer tap over with storage below. Wood effect flooring, part tiled walls, wall mounted towel radiator, inset spotlights to the ceiling, extractor fan.

### LOUNGE:

Of a pleasing irregular shaped in the style of an oast house with two sets of double glazed windows to the front each with fitted Roman blinds. Good space for lounge furniture and for entertaining. Wood effect flooring, single radiator.

### KITCHEN/BREAKFAST ROOM:

Range of contemporary styled base units and a complementary work surface. Inset one and a half bowl stainless steel sink with Clearwater Magnus 4 boiling tap. Integrated 'AEG' electric oven and inset four ring 'AEG' induction hob with feature stainless steel splashback and extractor hood over. Integrated dishwasher, fridge, freezer and wine fridge. Large pantry. Good general storage space. Space for a good sized table and chairs and room for entertaining. Good areas of wood effect flooring, radiator, inset spotlights to the ceiling. Double glazed French doors to the rear patio. Door to:

### UTILITY ROOM:

Range of wall and base units and complementary work surface. Inset single bowl stainless steel sink. Integrated washer/dryer. Wall mounted 'Alpha E-Tec' boiler inset to a cupboard. Wood effect flooring, radiator, inset spotlights to the ceiling, extractor fan. Partially glazed double glazed door to the rear patio.

### FIRST FLOOR LANDING:

Carpeted, loft access hatch, doors leading to:



**BEDROOM:**

(Currently used as a study). Carpeted, radiator. Good space for bed and associated bedroom furniture. Double glazed windows with views across the development to the rear towards open countryside with a fitted roller blind.

**MASTER BEDROOM:**

Carpeted, radiator. Space for a double bed and associated bedroom furniture. Double glazed windows to the rear with a fitted Roman blind and views across the development towards countryside at the rear. Door to:

**EN-SUITE SHOWER ROOM:**

Low level WC, wall mounted wash hand basin with mixer tap over and storage below, walk-in shower with sliding glass doors, shaver point, feature tiling, feature recess and two shower heads. Feature tiled floor, part tiled walls, wall mounted towel radiator, inset spotlights to the ceiling, extractor fan.

**BEDROOM:**

Of a pleasing irregular shaped in the style of an oast house. Space for a double bed and associated bedroom furniture. Double glazed window to the front with a fitted roller blind.

**FAMILY BATHROOM:**

Shower cubicle with glass door, feature tiling, feature recess and single shower head, panelled bath with mixer tap over, low level WC, wall mounted wash hand basin with mixer tap over and storage below. Feature tiled floor, part tiled walls, wall mounted towel radiator, inset spotlights to the ceiling, electric shaver point, extractor fan. Door to a cupboard with inset hot water tank. Opaque double glazed windows to the front.

**OUTSIDE REAR:**

Stone patio area to the immediate rear of the property with ample space for garden furniture and for entertaining. A combination of retaining brick wall and some areas of wooden fencing. The garden is principally set to lawn with some rose plantings. Gate leading to two private off road parking spaces at the rear of the property and further visitors parking.

**SITUATION:** The property is in an attractive semi-rural location in an Area of Outstanding Natural Beauty close to Lamberhurst village and south of Tunbridge Wells. The village itself has a good range of every day facilities including a general store, primary school, doctors surgery, church, hairdressers, golf course, cafe and a number of well regarded public houses. The larger village of Wadhurst is some 4 miles distant with two metro style supermarkets and a far wider range of every day facilities including both primary and secondary schools and a main line railway station to both London termini and the South Coast. Tunbridge Wells itself is a little over 7 miles distant with a far wider range of social, retail and educational facilities as one would expect of a local Spa town. The countryside surrounding Lamberhurst is particularly attractive with Scotney Castle nearby, excellent walks and ready access to Bewl Water, Bedgebury Pinetum and the South Coast some 20 miles distant.

**TENURE:** Freehold

**COUNCIL TAX BAND:** E

**VIEWING:** By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker  
 Mobile Phone Coverage search Ofcom checker  
 Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)  
 Services - Mains Water & Electricity  
 Heating - LPG Gas Heating  
 Private Drainage - Klargestar





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 1158 ft<sup>2</sup> ... 107.6 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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