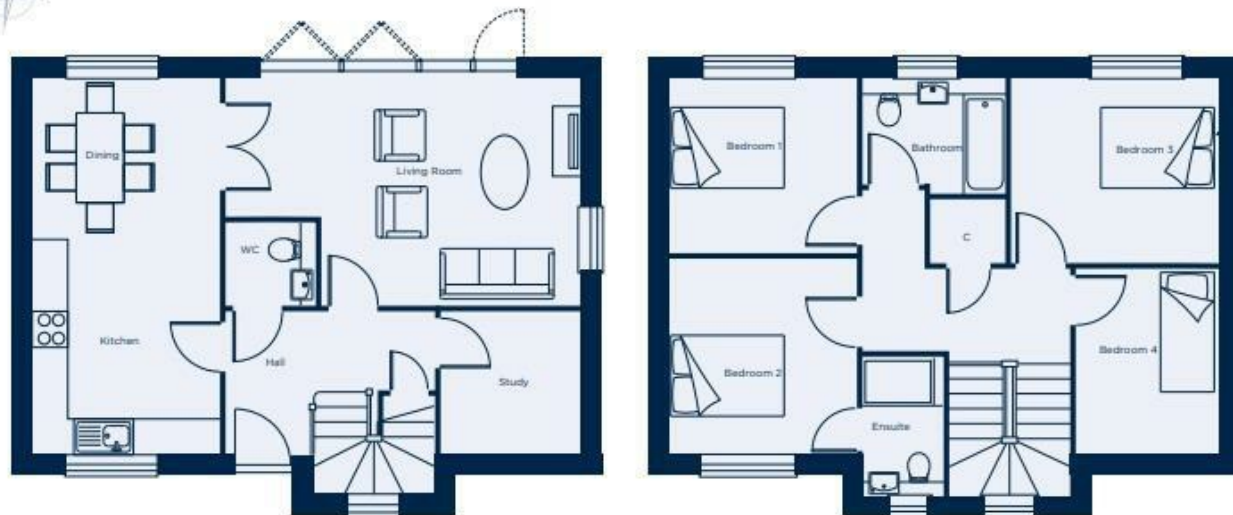


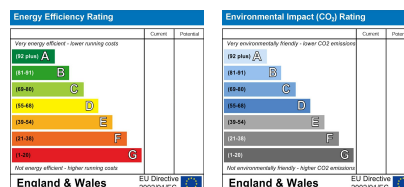


FLOOR PLAN FOUR BEDROOM HOUSE



ROOM SIZES	METRES	FEET
Kitchen/Dining	6.40 x 3.20	21'0 x 10'6
Living Room	6.00 x 4.00	19'8 x 13'2
Study	2.44 x 2.41	8'0 x 7'11
Bedroom 1	3.2 x 2.95	10'6 x 9'8
Bedroom 2	3.35 x 3.2	11'0 x 10'6
Bedroom 3	3.49 x 3.12	11'6 x 10'4
Bedroom 4	3.2 x 2.41	10'6 x 7'11
TOTAL	115m²	1,238ft²

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VIEWING BY APPOINTMENT WITH PSP HOMES
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



14 Culpeper Close, Isfield, East Sussex, TN22 5FA

Guide Price £625,000 Freehold

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14 Culpeper Close, Isfield, East Sussex, TN22 5FA

Guide Price £625,000 - £650,000

Welcome Home

This four bedroom detached home is one of ten homes within the Archers Field development. Archers Field is a beautifully crafted boutique development of just 10 new homes perfectly positioned in the quiet semi-rural village of Isfield just outside Lewes. Each of these new homes offer a subtle combination of traditional style and contemporary design and all benefit from parking and landscaped gardens.

Archers Field is a beautifully crafted boutique development of just 10 new homes perfectly positioned in the quiet semi-rural village of Isfield just outside Lewes. With a selection of two, three & four bedroom detached and semi-detached houses available, each of these new homes offer a subtle combination of traditional style and contemporary design and all benefit from parking and landscaped gardens.

Sustainable Living

Each house is built with a highly insulated, sustainably sourced timber frame and will be powered by its own individual air source heat pump feeding the under floor heating. With heat pumps giving 3kw of energy for every 1kw used, and high insulation levels, the houses at Archers Field make for an extremely energy efficient home.

Attention to Detail

Signature kitchens with painted, shaker style units, stone worktops and branded appliances. Fully fitted luxury bathrooms with ceramic tiles. Lime Oak flooring to the ground floor and high quality carpets fitted to the upstairs. All of the houses have access from their living spaces onto impressive landscaped rear gardens. Selected houses further benefit from balconies to the main bedrooms.



Out & About

Isfield is a charming village perfectly positioned on the outskirts of the South Downs National Park around 4 miles south of Uckfield. The name Archers Field is driven by the active history of the village, which originally grew adjacent to the Ford where the London to Lewes Roman Road crossed the River Ouse.

During the Saxon & Norman eras, a Norman castle motte was built on the river bank near the church to guard the crossing. It is rumoured that King Harold spent the night before the Battle of Hastings in the village. A popular feature of the village is the award winning pub, The Laughing Fish which serves a fabulous selection of local ales and home cooked food. The pub is reputed to have started life as a chapel when it was built in the 1860s. As you enter the village you can't miss the fully restored Victorian train station - The Lavender Line. As well as operating trips, there is a pretty Tea room, gift shop and childrens play area and picnic spot. Situated just outside the South Downs National Park, Isfield is hugely popular with walkers as there is are an excellent variety of local walks across The South Downs, Ashdown Forest and the High Weald.

The Developer

Lavender Homes is an innovative company formed with a desire, passion and commitment to building superbly designed, high quality and sustainable homes in the South East of England. The company aims to deliver small boutique developments to offer a higher level of fit, finish and appliances than traditional main stream housebuilders, but at a similar cost. Sustainability is at the heart of what they do and all of their projects involve the use of sustainable materials and renewable energy sources in order to create homes that are not only beautiful, but are cost efficient to run. The regeneration of brownfield and disused sites is a key focus of their developments.

The Specifics

Tenure - Freehold

Estate Management Charge - Circa £500 per Annum

Council Tax Band - E

Reservation Fee - £1,000

For further information on the reservation process, please speak with one of our sales consultants

