



Lavender Mews

An attractive collection of two and three bedroom mews cottages close to Tonbridge Town Centre

Lavender Hill Tonbridge TN9 2AY



introduction...



At Lavender Mews you will find a collection of two and three bedroom mews cottages with parking, set in an ideal location and close to the town centre and mainline station. Sensitive designed interiors with the latest in energy-saving appliances contribute to providing a comfortable and stylish home.

THE VIBRANT town of Tonbridge lies in the heart of the Weald on the river Medway, close to outstanding countryside. The town centre offers a varied selection of high street shops including a Waitrose and Sainsbury's supermarket together with a number of restaurants, bars and cafes. The nearby attractive town of Tunbridge Wells provides an eclectic choice of specialist shopping including boutiques and some high street stores.

Tonbridge offers a wide range of sporting facilities and activities to be enjoyed from indoor swimming pool, outdoor tennis court, canoeing, golf, cycling and walking to private and public fitness suites i.e the Angel Leisure Centre, Peak Fitness and Tonbridge School.

An excellent range of schools for all ages is available in Tonbridge and the surrounding area.

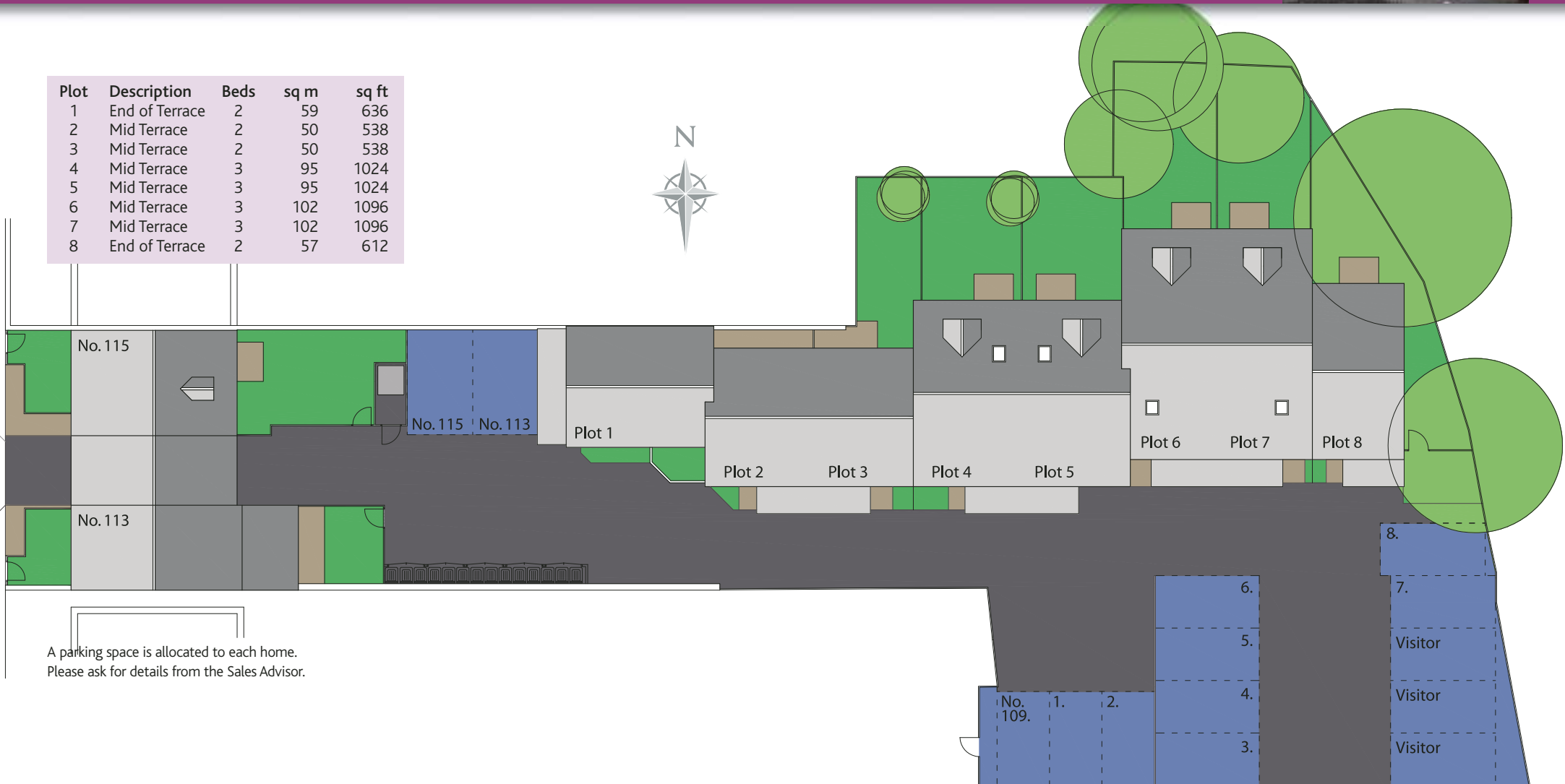
Ideal for the commuter, with trains to Cannon Street, London Bridge, Waterloo East and Charing Cross taking approximately 36 minutes* and junction 5/M25 some six miles distant, Gatwick, Heathrow, the Channel Tunnel and Ashford International Station are all within easy reach of Lavender Mews, making it an attractive location for your new home.

*dependent on destination and usual train services

development layout...



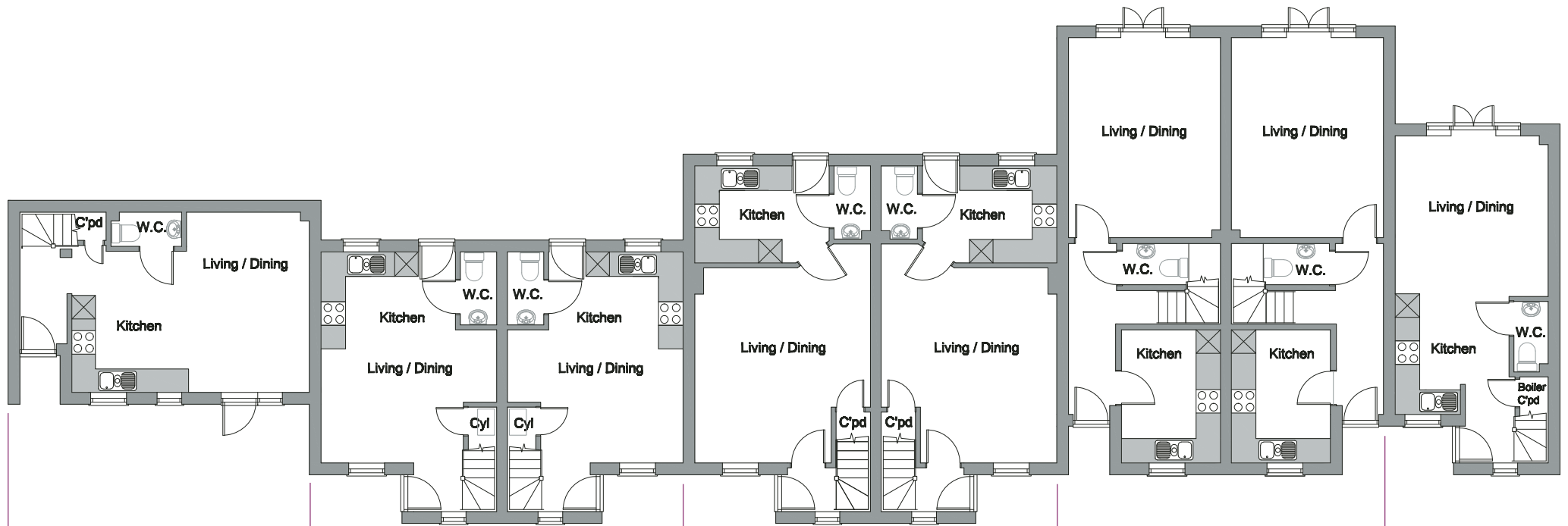
Plot	Description	Beds	sq m	sq ft
1	End of Terrace	2	59	636
2	Mid Terrace	2	50	538
3	Mid Terrace	2	50	538
4	Mid Terrace	3	95	1024
5	Mid Terrace	3	95	1024
6	Mid Terrace	3	102	1096
7	Mid Terrace	3	102	1096
8	End of Terrace	2	57	612



A parking space is allocated to each home.
Please ask for details from the Sales Advisor.



ground floor plans...



Plot 1

Living/dining/kitchen area
6.05m max x 4.55m max
19'10" max x 14'11" max

Plot 2

Living/dining/kitchen area
4.43m max x 5.34m max
14'7" max x 17'6" max

Plot 3

Living/dining/kitchen area
4.43m max x 5.34m max
14'7" max x 17'6" max

Plots 4 and 5

Living/dining area
4.43m max x 5.05m max
14'7" max x 16'7" max
Kitchen
3.40m max x 2.90m max
11'2" max x 9'6" max

Plots 6 and 7

Living/dining area
3.83m x 5.09m
12'7" x 16'8"
Kitchen
2.49m x 3.39m
8'2" x 11'1"

Plot 8

Living/dining/kitchen area
3.85m max x 7.06m max
12'8" max x 23'2" max

Measurements are taken from plan.

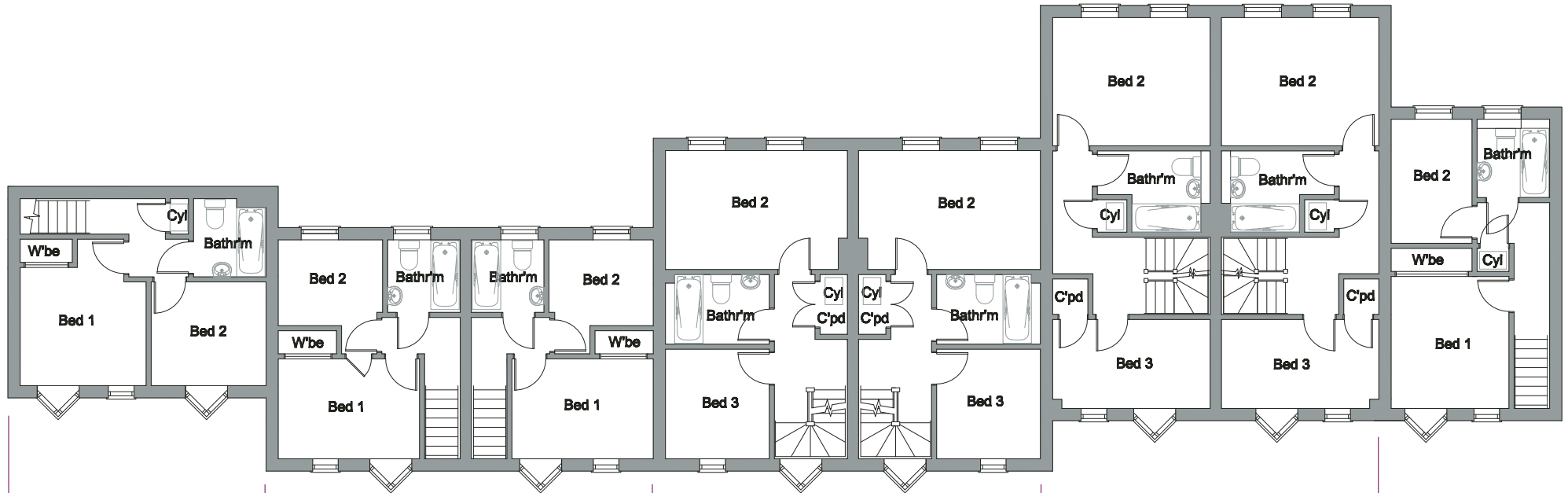
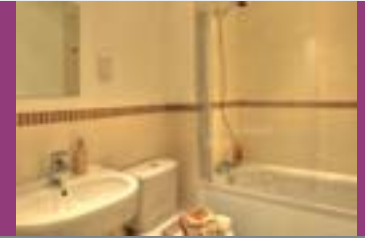
Restricted head height to second floor on Plots 4 to 7.

Please ask the sales consultant to confirm which bedrooms have fitted wardrobes as not all wardrobes shown on the plan may have been fitted. Kitchen measurements are wall to wall.

Any areas, measurements or distances are approximate. All measurements are taken at longest and widest points.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fernham Homes and their agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Please consult with the Sales Advisor at the point of reservation.

first floor plans...



Plot 1

Bedroom 1
3.08m max x 3.58m max
10'1" max x 11'9" max
Bedroom 2
2.80m x 2.53m
9'3" x 8'4"

Plots 2 and 3

Bedroom 1
3.45m x 2.43m
11'4" x 8'0"
Bedroom 2
2.54m max x 2.09m max
8'4" max x 6'10" max

Plots 4 and 5

Bedroom 2
4.43m x 2.90m
14'7" x 9'6"
Bedroom 3
2.53m x 2.67m
8'9" x 8'4"

Plots 6 and 7

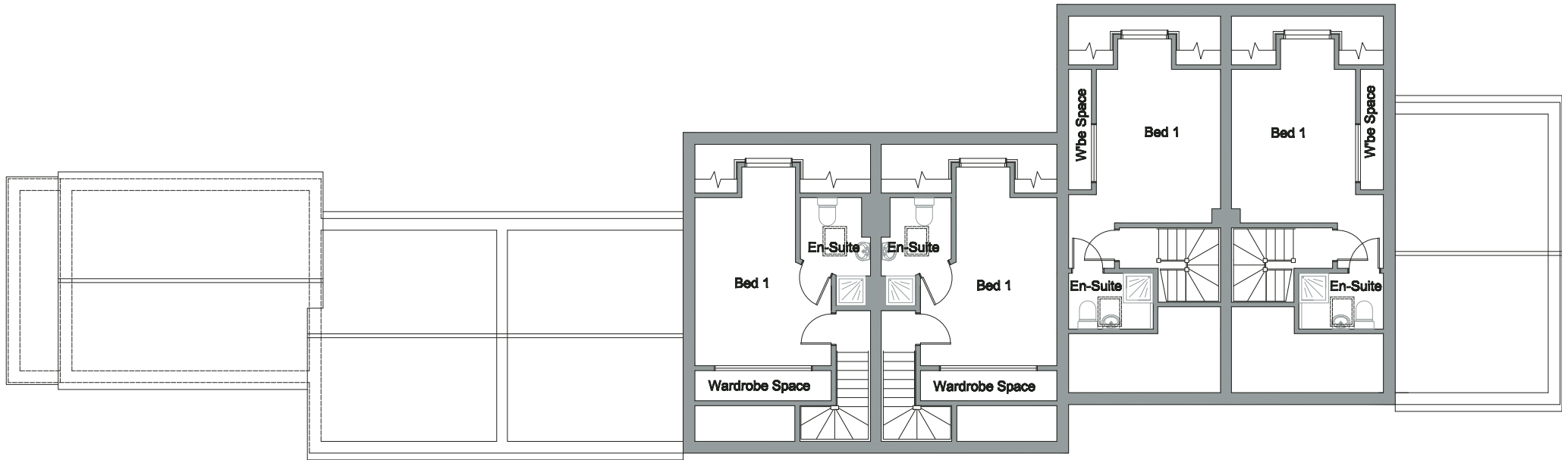
Bedroom 2
3.83m x 3.13m
12'7" x 10'3"
Bedroom 3
3.83m x 2.16m
12'7" x 7'1"

Plot 8

Bedroom 1
2.88m x 3.22m
9'6" x 10'7"
Bedroom 2
1.97m x 3.03m
6'6" x 9'11"



second floor plans...



Plot 4 and 5

Bedroom 1
 3.45m max x 4.28m max
 11'4" max x 14'1" max

Plot 6 and 7

Bedroom 1
 3.84m x 3.92m
 12'7" x 12'10"

Measurements are taken from plan.

Restricted head height to second floor on Plots 4 to 7.

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specification...



Energy efficiency

Gas fired central heating via radiators with thermostatic valves. Solar panels to 2 bedroom homes. Insulated cavity walls, loft insulation, low e double glazed windows, dry lined internal walls.

Safety and security

All external doors and windows fitted with security locks, smoke detectors, external light to all front doors, bollard lighting to external areas. Sprinkler systems installed in all homes.

Internal design

Chrome internal door furniture, timber MDF stairs with painted white spindles and string with stained hardwood handrail. Smooth ceilings, mains operated doorbell, walls painted in emulsion with white ceilings, wardrobes to master bedrooms.

Kitchen

A choice of units from Fernham Homes range (subject to stage of build) with laminate worktop and pelmet lighting under wall units. A stainless steel electric oven, gas hob and extractor hood, integrated fridge/freezer and washer/dryer. Dishwasher to 3 bedroom homes only.

Bathroom, en-suite and cloakroom

White contemporary sanitary ware with chrome fittings, choice of wall tiles from Fernham Homes Porcelanosa range (subject to stage of build) low voltage downlights, heated towel rail in bathroom and en-suites.

Electrical

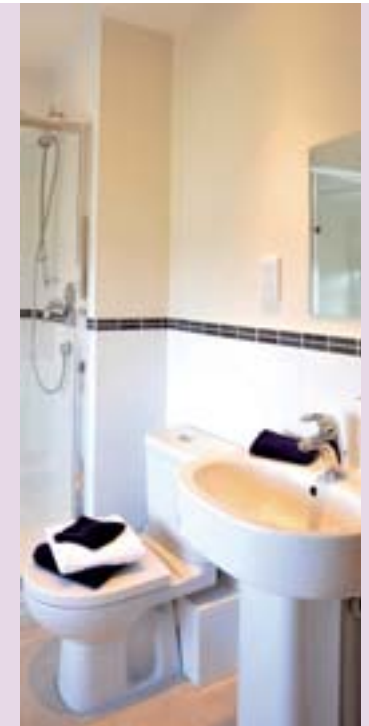
Ample sockets, switches in white, shaver point in bathroom and en-suites, external light fitted to all front doors, telephone and tv points to lounge and bedrooms. Bollard lighting to external communal area.

External

Each home will benefit from a single allocated parking space and visitors parking, turf to rear garden, paved paths and patio area. All external paintwork in white. Houses will contribute to the communal areas for the benefit of the homeowners. For further information, please ask the Sales Advisor.



All our homes are covered by the NHBC Buildmark Warranty which is a certificate of sound construction and offers insurance protection against building faults or structural defects for a period of 10 years.



These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

Central Tonbridge distance/times index*

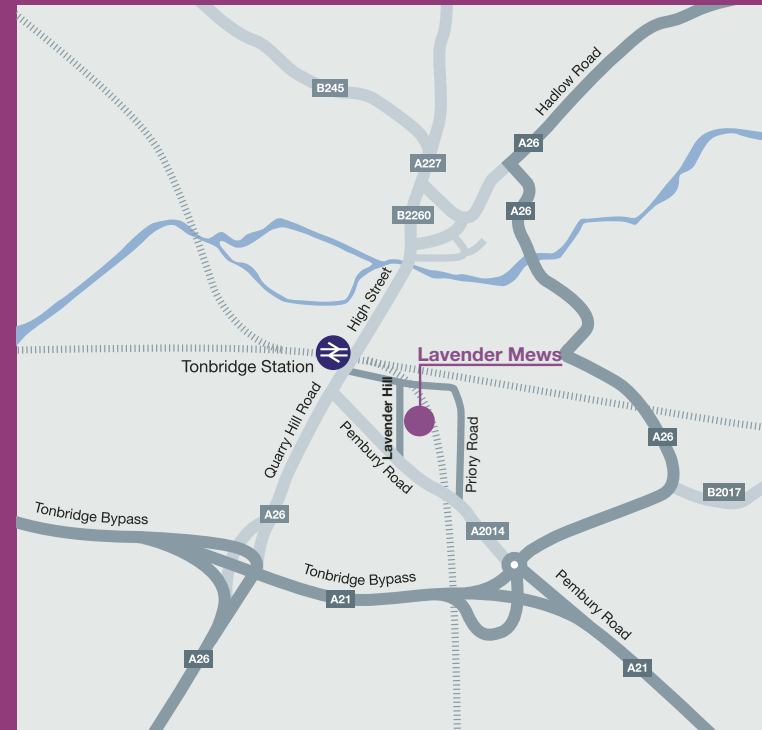
M25 (junction 5):	6 miles
Gatwick Airport:	33 miles
Heathrow:	58 miles
London Bridge:	36 minutes
Ashford International Passenger Station: Main line station:	33 minutes 0.4 miles

* Approximate times. Distances sourced from www.theaa.com
Train times sourced from www.nationalrail.co.uk (dependent on time of train)

Directions

From Tonbridge High Street proceed southwards (towards Tunbridge Wells) on the B2206, then, soon after crossing over the railway lines, turn left Priory Road.

Turn right into Lavender Hill just before the Railway Bridge and Lavender Mews can be found after a short distance on the left.



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