



# Pippin Grove

Lamberhurst

**love**livinghomes



Pippin Grove is an exclusive new selection of Shared Ownership homes located in the picturesque Orchard Downs development in Lamberhurst. Luxurious 3-bedroom homes have been thoughtfully designed to provide modern comfort in an intimate, peaceful setting.

# Pippin Grove Site plan



This site plan depicts the intended layout and development mix at the time of creation and is for orientation purposes and may be subject to change. Parking, landscaping, finished locations and materials are all for guidance only.



**Pippin Grove**  
Anglefield,  
Lamberhurst Down,  
Lamberhurst,  
Tunbridge Wells TN3 8HB

# Plot 1

## 3 Bedroom Semi-Detached House



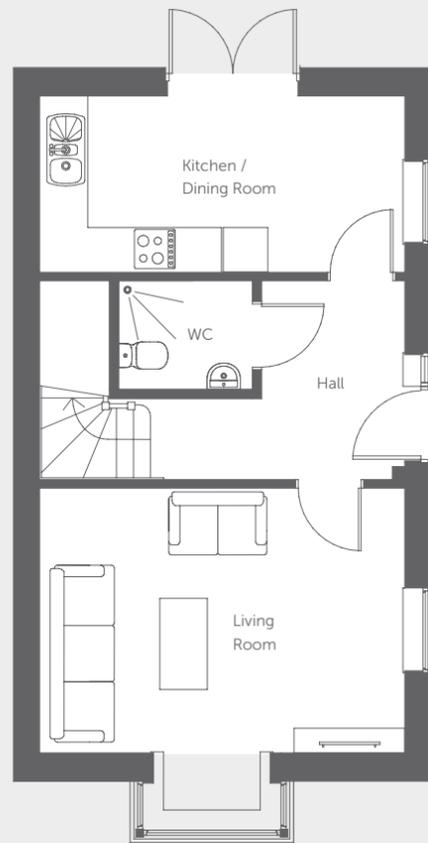
87.5 sqm / 943 qft



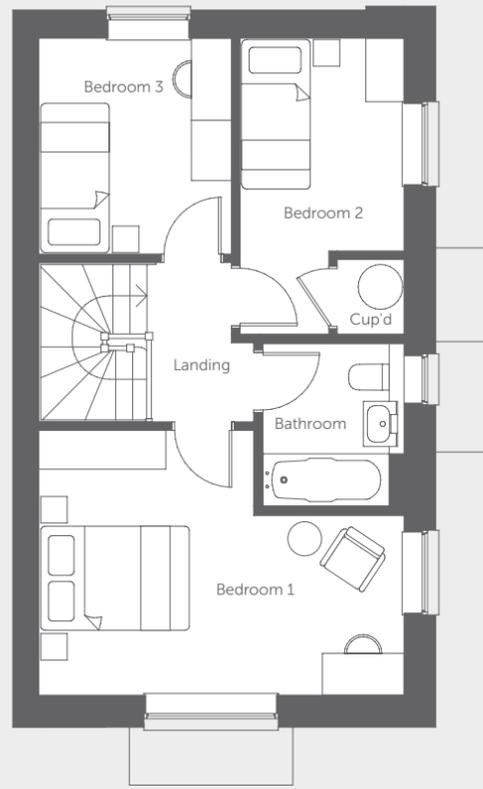
3 Bedrooms



1 Bathroom



Ground Floor



First Floor

### DIMENSIONS

#### KITCHEN / DINING

4.92m x 2.30m - 16'2" x 7'6"

#### LIVING ROOM

4.92m x 3.50m - 16'2" x 11'6"

#### WC

1.79m x 1.45m - 5'10" x 4'9"

#### BEDROOM 1

4.92m x 3.50m - 16'2" x 11'6"

#### BEDROOM 2

2.20m x 3.90m - 7'3" x 12'9"

#### BEDROOM 3

2.59m x 2.89m - 8'6" x 9'6"

#### BATHROOM

1.89m x 2.13m - 6'2" x 6'11"

Please note that all dimensions shown are for guidance only and maximum measurements are shown where necessary. Plans should not be used for furniture or other fittings. Furniture shown is for illustrative purposes only and not included. Individual units may vary according to location – please consult your sales advisor for more details

# Plot 2

## 3 Bedroom Semi-Detached House



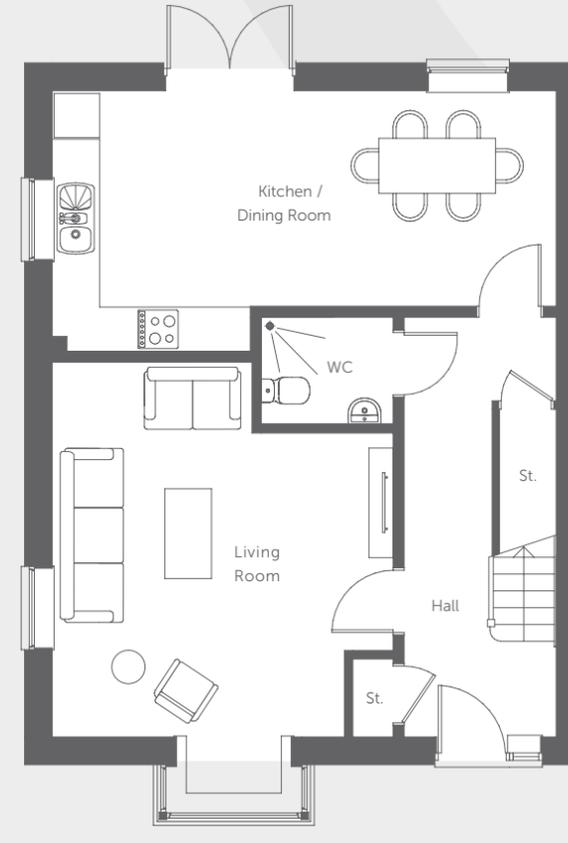
122.4 sqm / 1318 sqft



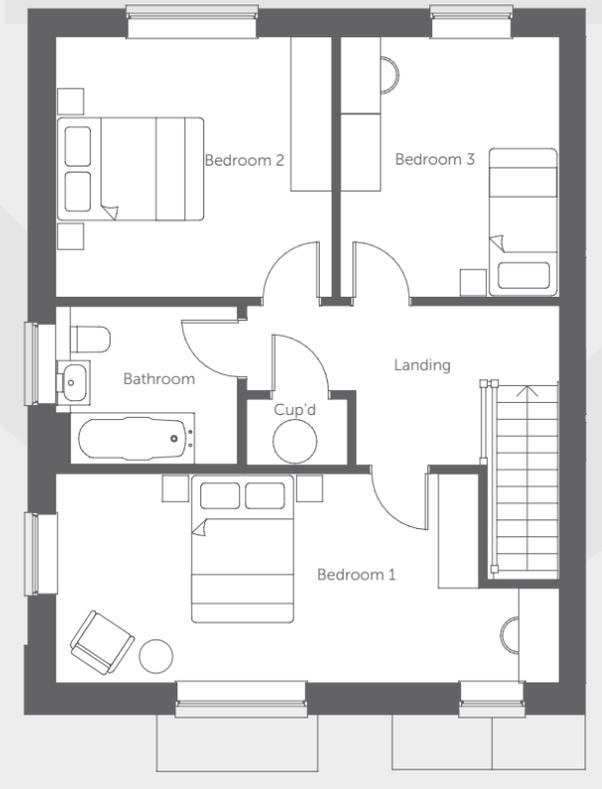
3 Bedrooms



1 Bathroom



Ground Floor



First Floor

### DIMENSIONS

#### KITCHEN / DINING

6.90 x 3.54 - 22'8" x 11'7"

#### LIVING ROOM

4.66 x 5.10 - 15'4" x 16'9"

#### WC

1.79 x 1.44 - 5'10" x 4'9"

#### BEDROOM 1

6.90m x 2.85m - 22'8" x 9'4"

#### BEDROOM 2

3.78m x 3.54m - 12'4" x 11'7"

#### BEDROOM 3

3.00m x 3.54m - 9'10" x 11'7"

#### BATHROOM

2.47m x 2.14m - 8'1" x 7'0"

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# Plot 9

3 Bedroom End-Terrace House



96.3 sqm / 1037 qft



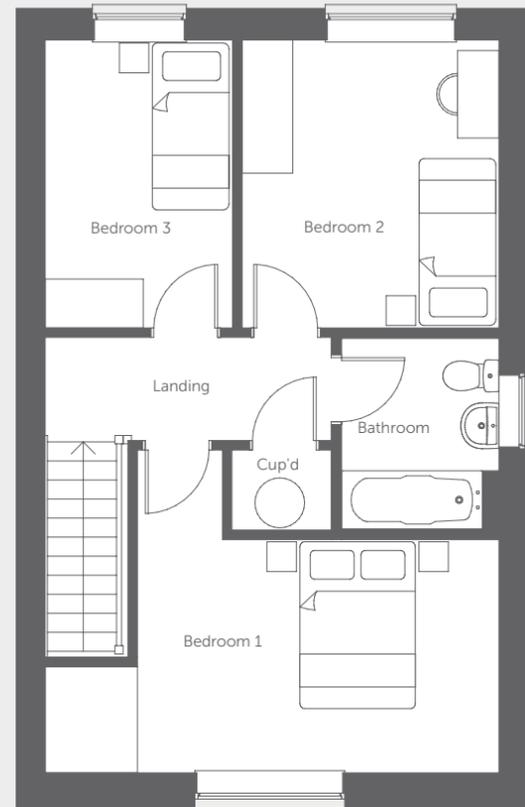
3 Bedrooms



1 Bathroom



Ground Floor



First Floor

## DIMENSIONS

### KITCHEN / DINING

3.15m x 5.52m - 10'4" x 18'1"

### LIVING ROOM

5.48m x 5.55m - 17'11" x 18'2"

### WC

2.17m x 1.46m - 7'1" x 4'9"

### BEDROOM 1

5.40m x 3.39m - 17'9" x 11'1"

### BEDROOM 2

3.10m x 3.40m - 10'2" x 11'2"

### BEDROOM 3

2.26m x 3.45m - 7'5" x 11'4"

### BATHROOM

1.89m x 2.28m - 6'2" x 7'6"

Please note that all dimensions shown are for guidance only and maximum measurements are shown where necessary. Plans should not be used for furniture or other fittings. Furniture shown is for illustrative purposes only and not included. Individual units may vary according to location – please consult your sales advisor for more details

# Plot 10

3 Bedroom Mid-Terrace House



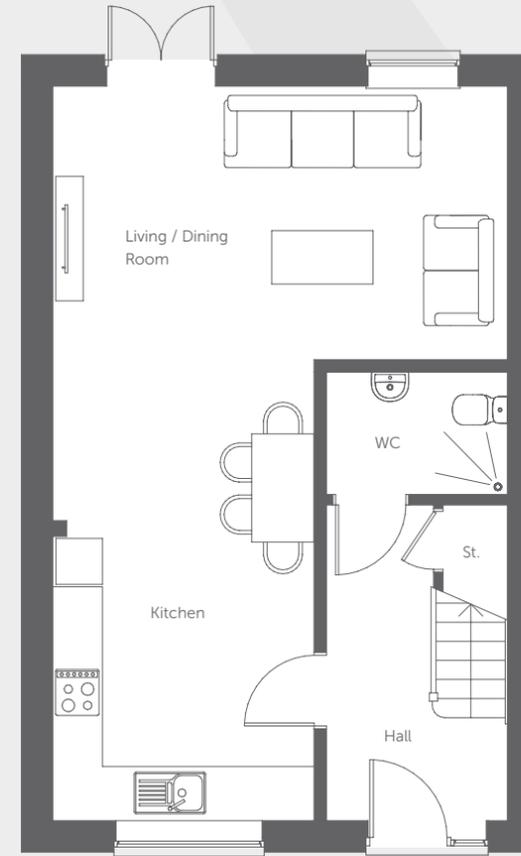
96.3 sqm / 1037 qft



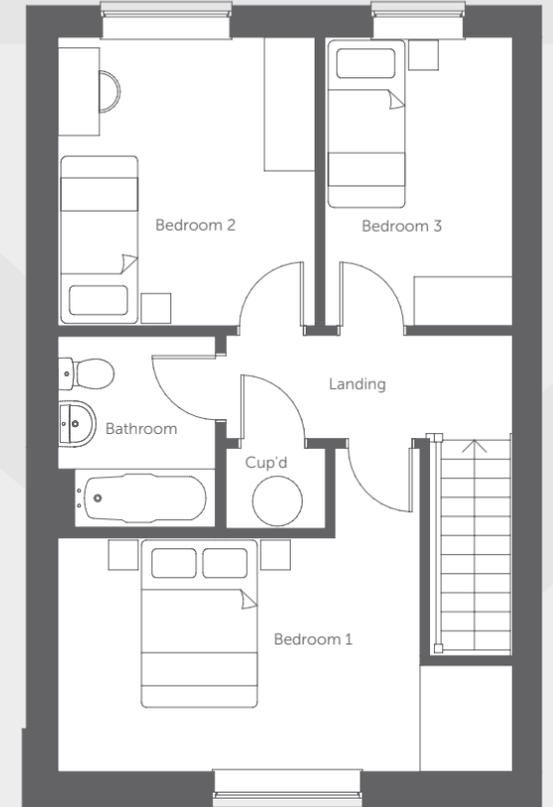
3 Bedrooms



1 Bathroom



Ground Floor



First Floor

## DIMENSIONS

### KITCHEN / DINING

3.15m x 5.52m - 10'4" x 18'1"

### LIVING ROOM

5.48m x 5.55m - 17'11" x 18'2"

### WC

2.17m x 1.46m - 7'1" x 4'9"

### BEDROOM 1

5.40m x 3.39m - 17'9" x 11'1"

### BEDROOM 2

3.10m x 3.40m - 10'2" x 11'2"

### BEDROOM 3

2.26m x 3.45m - 7'5" x 11'4"

### BATHROOM

1.89m x 2.28m - 6'2" x 7'6"

# Specification

All our homes at Pippin Grove include generous specifications to make life as comfortable and convenient as can be.

## KITCHEN

- Contemporary Imola Onyx Grey kitchen units with Chromix Silver effect worktop
- 4 ring induction hob and integrated electric single fan oven
- Integrated dishwasher, washing machine and fridge/freezer
- Glass splashback (Concrete finish)
- 1.5L sink and drainer

## BATHROOM

- Contemporary Munich Series White Pressed tiled bathroom suite
- Allstar (2022 4431) stone effect vinyl flooring
- Shower over bath with glass screen
- Stylish pedestal washbasin with mixer tap
- Chrome Straight Ladder towel rail

## INTERIOR & DECORATION

- Textured Rimini Silver carpets in living room (if separate to kitchen) bedrooms & stairs
- Allstar (2022 4420) wood effect vinyl to kitchen and ground floor areas (excluding separate living rooms)
- Neutral white walls ready for your design and creativity
- TV / broadband connection points
- Storage solutions
- Air Source Heat Pumps with water storage facility for energy efficiency

## EXTERIOR

- Allocated parking
- Back garden taps for all houses
- Private gardens with partial paving

## WARRANTY

- All Love Living Homes are backed by a full 10-year LABC warranty to provide peace of mind, and help you relax knowing that there's help if you need it!

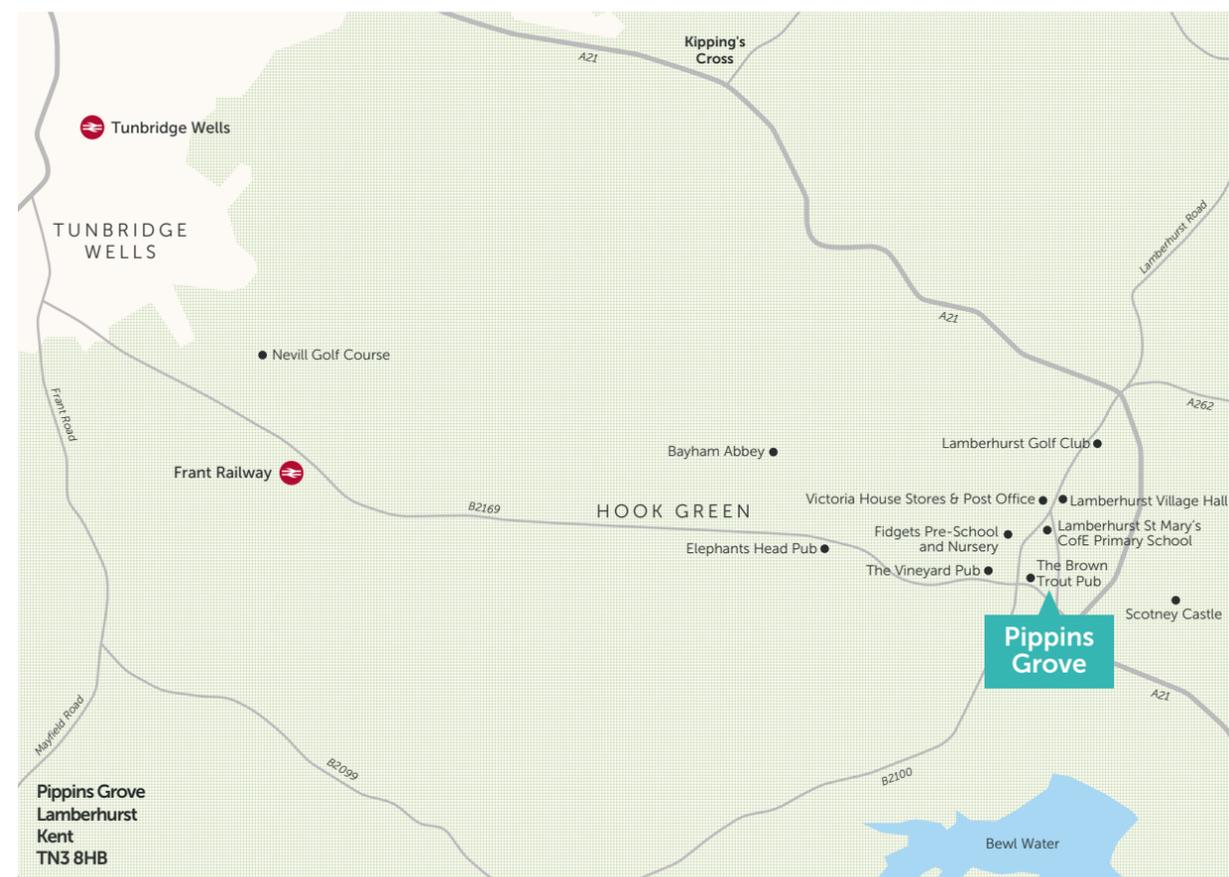


Computer generated image.

Please note that this development may also have restrictive covenants. Speak to the sales team for more information.

Specifications are correct at time of going to print but are for guidance only and remain subject to change. Exact fittings and finishes are subject to availability at the time of installation. Please consult the sales advisor for more details.

# Location and local amenities



## SERVICE CHARGES

It is important to understand how service charges work, are calculated and charged and your rights and responsibilities. We aim to be transparent with you about the costs involved in being a leaseholder, as buying your new home is a big financial decision.

See more on service charges



## RENT INCREASES

When buying a shared ownership property, you purchased between 10-75% of the market value, and pay a monthly rent on the rest of the share. The Rent Review Date is set out in the 'Summary of costs' document and in your lease. Your rental amount will increase annually as per the terms of your lease. If you staircase (buy more shares) then the rent will reduce according to the share you own.

See more on rent increases



## Reserving your chosen plot

There's nothing more exciting than taking that first step onto the home ownership ladder, and at Love Living Homes, we aim to make that journey as straightforward and enjoyable as possible.

To register your interest or to find out more information, please email us at [buy@lovelivinghomes.co.uk](mailto:buy@lovelivinghomes.co.uk)



See our reservation process

Monson House, Monson Way,  
Tunbridge Wells, Kent TN11 1LQ  
[lovelivinghomes.co.uk](http://lovelivinghomes.co.uk)





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Love Living Homes is the trading name of

