

# Owl Lodge, Langton Road, Speldhurst









# Owl Lodge, Langton Road, Speldhurst TN3 0NP

*Charming 4-Bedroom House in Idyllic Village Setting*

## Accommodation Summary

- Semi-detached house
- 4 bedrooms, 2 en-suite
  - 3 bathrooms
- Kitchen/breakfast room
  - Large conservatory
- Front and rear gardens
  - Garage
  - Off street parking
- Sought after village location
  - No onward chain



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Tucked quietly down a private lane and nestled in the heart of its popular village setting, this pretty home oozes charm and character as soon as you approach.

Its idyllic semi-rural position is surrounded by open countryside but it also presents a perfect dynamic of excellent schools, superb transport links and even a popular gastro pub on its doorstep.

With a pretty cottage garden at the front the gardens lie predominantly to the side and rear of the house and are mainly laid to lawn with mature trees and shrubs providing a high degree of privacy.

A winding pathway leads you from the spacious driveway to a canopied entrance doorway which opens into a bright and welcoming hallway.

A leaded internal window teases you with glimpses of the delights of the sitting room behind which certainly does not disappoint. It is a spacious room with its beautiful leaded windows flooding the room with light and an open fireplace offering warmth in the colder months.

The kitchen/breakfast room is at the rear with its triple aspect leaded windows brightening the room and bringing views of the garden in.

The kitchen's country style cabinets provide ample storage space top and bottom with an expanse of worktops and a central island making it a chef's dream. There are two integrated under counter fridges and plenty of space for additional appliances and a dining table and chairs. A stable door into the conservatory and another concealing a storage cupboard add to the country feel.

Next door the jewel in this home's crown is the vast double-glazed conservatory that delivers versatile extra living space which could be used for anything such as your new dining room, a playroom for the children or somewhere to relax and look out into your garden.

Climbing the stairs to the first floor there are three generously sized bedrooms, one with a large en-suite bathroom, all flooded with light from their pretty windows with leafy views. A separate shower room offers convenience for any visiting guests.

On the second floor, the large master bedroom has its own en-suite bathroom and fitted wardrobes a plenty complete with bespoke shoe storage and a dressing table placed under one of the room's charming leaded windows.

Pretty spacious gardens of approximately 1/3 of an acre lie to the front, side and rear of the house, safely self-contained for pets and children. They are mainly laid to lawn with mature trees and shrubs providing a high degree of privacy with a pond and vegetable garden fulfilling your every need.

To the front, an off-road parking space large enough for several cars sits in front of a double detached garage with power and light.

Owl Lodge is, as its name suggests, brimming with character with the current owners having sympathetically modernised the interior to create a spectacular family home.







Covered pitch tiled entrance porch to wooden entrance door, which opens to:

**Entrance hall:** 15`6 x 8`3` front aspect leaded window, internal leaded window overlooking the sitting room, open under stairs recess, under stairs storage cupboard with space for coats, wooden effect laminate flooring, radiator and door opening to:

**Kitchen/Breakfast Room:** 23`8 x 10`6` Rear aspect leaded window above one and half bowl stainless steel sink with drainer and mixer tap over and rear aspect leaded windows with glazed leaded door providing access to the rear garden, side aspect internal leaded window overlooking the conservatory, stable door into conservatory, wooden effect laminate flooring, part tiled walls, space and plumbing for a dishwasher and a washing machine, space for large range cooker, integrated under counter side by side fridges, space for large fridge/freezer and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level wooden units, some glazed and a central island with cupboards under. There is a wall hung combination boiler concealed in a cupboard, a storage cupboard with stable door with internal shelving and housing fuse boxes and a door into:

**Sitting Room:** 15`6 x 15`5` Front aspect leaded windows overlooking the front garden and radiator. A painted brick enclosed open fireplace with tiled mantle and hearth adds character and warmth to this relaxing space.

**Conservatory:** 21`5 x 14`8` Front aspect double glazed French doors giving access to the garden, front, side and rear double-glazed wrap around windows with ceiling windows, some with blinds, tiled flooring and fitted storage cupboard.

Stairs up to first floor landing with side aspect leaded windows, large airing cupboard housing the water cylinder with shelving for linen and doors to:

**Bedroom 2:** 15`5 x 15`5` Front aspect leaded windows overlooking the front garden, open shelving set between two fitted wardrobes with hanging rails and shelving, radiator and door to:

**En-suite:** front aspect leaded window, double ended roll top bath with claw feet and hand-held shower attachment, vanity unit with wash hand basin and mixer tap over and cupboards and open shelving under, concealed cistern WC, laminate flooring, part tiled walls and radiator.

**Bedroom 3:** 10`7 x 8`5` rear aspect leaded window, fitted wardrobe with hanging rail and shelf and radiator.

**Shower Room:** rear aspect leaded window, walk in shower cubicle with hand held shower attachment and wall mounted shower, pedestal wash hand basin with mixer tap over, low level WC, tiled flooring, part tiled walls and radiator.

**Bedroom 4:** 10`7 x 9` Double aspect side and rear leaded windows overlooking the gardens, fitted cupboard with hanging rail and shelf and radiator.

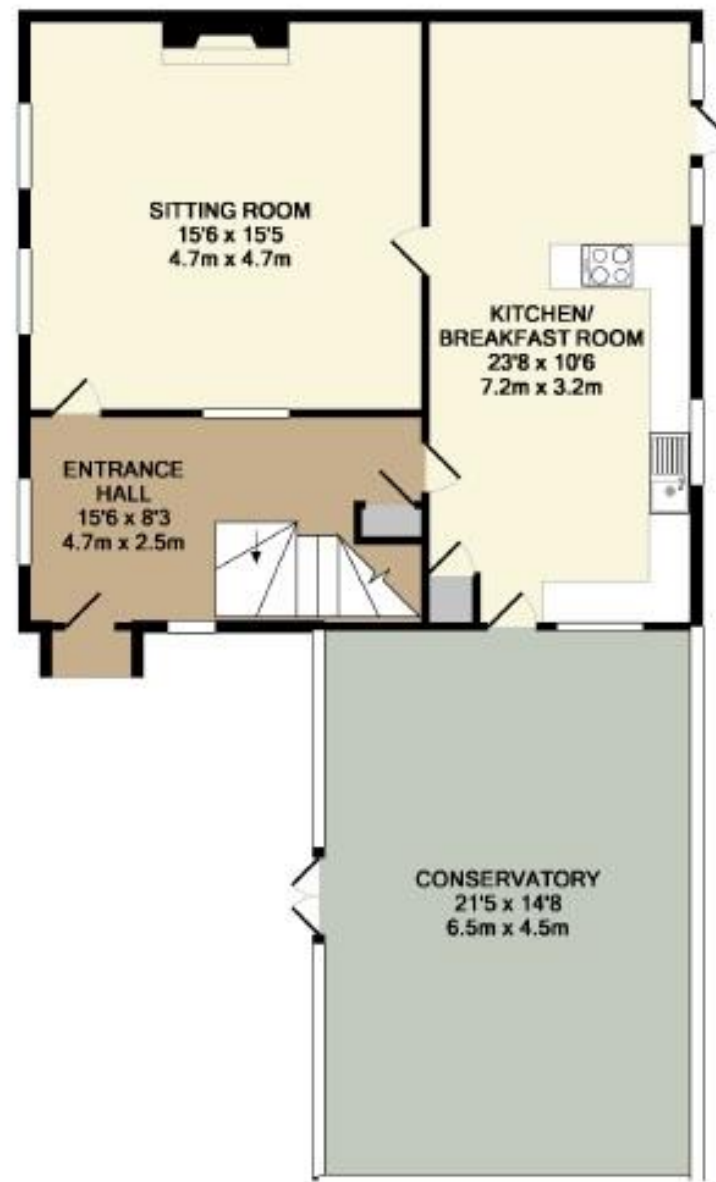
Stairs up to first floor landing with side aspect leaded windows, loft access and door to:

**Bedroom 1/Master Bedroom:** 18`5 x 16`1` Double aspect front and rear leaded windows with views of the garden, fitted dressing table with drawers under to both sides, fitted wardrobes with hanging rails, shelving and shoe storage on 3 walls, under eaves storage, radiator and door to:

**En-suite:** side aspect leaded window, shower bath with wall mounted shower, vanity unit with wash hand basin with mixer tap over and cupboards under, part tiled walls, laminate flooring, concealed cistern WC, heated towel rail and eaves storage.







GROUND FLOOR  
APPROX. FLOOR  
AREA 936 SQ.FT.  
(87.0 SQ.M.)



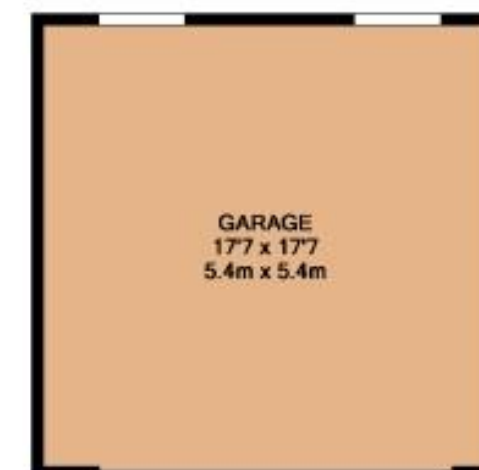
1ST FLOOR  
APPROX. FLOOR  
AREA 615 SQ.FT.  
(57.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 419 SQ.FT.  
(38.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 2280 SQ.FT. (211.8 SQ.M.)  
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ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 309 SQ.FT.  
(28.7 SQ.M.)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	50
(21-38) <b>F</b>	59
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 Plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	47
(21-38) <b>F</b>	55
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	





**Outside:** The house is approached via a shared gravel driveway leading to a private area with parking for several cars and a double garage with an up and over door, electricity and lighting. There is a pretty lawned cottage garden to the front with perimeter lavender borders to the left and wooden gates and high hedging to the right. A gravel pathway screened by the front hedge leads to the side of the house with stone steps rising to the home's canopied porch and front door. Flowers frame the low exterior of the conservatory with the side and rear garden laid mainly to lawn with a graveled area at the rear of the kitchen/breakfast room and a wooden gate at the rear. There is plenty of room for garden furniture with a pond, mature trees, hedging, shrubs, flower beds and wooden fencing bordering the perimeter of the garden. Behind the garage and screened by high hedging is a large vegetable garden with greenhouse.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,354)

EPC: E (50)

**Area Information:** Speldhurst is a pretty semi-rural village in the High Weald Area of Outstanding Natural Beauty, 3 miles west of the centre of Tunbridge Wells. It has its own Church of England primary school, which was Ofsted rated 'Outstanding' in 2014. It also has the St Mary's parish church and a general store with post office. The George and Dragon is Speldhurst's popular gastro pub, a 13th century inn that serves local, seasonal food simply cooked using the Kent sourced produce. Speldhurst has a recreation ground with a play area for children and a cricket pavilion for the village teams which has adult and junior membership. Apart from its own primary school excellent secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, with Holmewood House Primary School in nearby Langton Green. There are also the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools. Speldhurst is a thriving village with great community spirit which even runs an annual pram race on the second Sunday in May. It has a very well organised village fete every June, which is great fun for families. The local shop/post office is "award winning" - having won Best Rural Independent Shop in 2016, and the runner up the year before. The nearest mainline stations to Speldhurst are at Tunbridge Wells and Tonbridge with fast and frequent train services to central London. Tunbridge Wells Station is around 3.5 miles away with trains to central London in 50-55 minutes. Tonbridge Station is just over 4.5 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40 minute journeys. Speldhurst sits just over 4.5 miles north of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25.







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