

# Quince Cottage, 9 Southfields, Speldhurst









# Quince Cottage, 9 Southfields, Speldhurst TN3 0PD

*Pretty 4-Bedroom Family Home With Large Attached Annex*

## Accommodation Summary

- Semi-detached house
- 4 double bedrooms
- Spacious living room
- Kitchen/breakfast room
  - Study
- Large 1 bedroom attached annex
  - Off street parking
  - Garden
- Development opportunities
- Sought after village location



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk





Screened from its tree lined street by mature hedging and double wooden gates, lush green foliage winds beautifully across this home's red brick exterior.

A smart off-street driveway fronts the house providing a generous area of parking for several cars.

You enter first into a lobby area with plenty of space for coats and muddy boots before stepping into the welcoming hallway.

On your right is a large home office with a wall of fitted cupboards and a long desk unit placed under the window for daydreaming as you work.

Next door, past a useful guest cloakroom, is the wonderful living room, its French windows flooding the room with light and opening directly onto the pretty rear garden. It is a substantial space with plenty of room to entertain friends or relax in large family sofas.

Through a doorway at the rear is the large country style kitchen/breakfast room which enjoys views over the green garden while offering plenty of space for a dining table and chairs. The kitchen is light and spacious with an abundance of cupboards, worktop space, an integrated oven and hob and ample room for additional appliances.

Returning to the hallway to the right is a fantastic addition of a substantial annex with living room, kitchen, bathroom and bedroom all beautifully fitted and presented. It is a very versatile space that can either be used for elderly family, visiting guests or alternatively can be easily reconfigured to afford you more reception rooms.

Climbing the carpeted stairs, a long landing with an airing cupboard and access to the loft has a fantastic wide dressing area with fitted wardrobes at one end. The master bedroom, with fitted wardrobes, and three further bedrooms are all beautifully presented, spacious and light. The large family bathroom is fresh and modern with a shower over the bath.

Outside at the rear, block brick terracing, perfect for alfresco dining, sits at the back of the living room and fronts a large lawned area edged by mature hedging, plants and trees which afford extra privacy. There is side access to the front and a brick enclosed bed ideal for vegetables or flowers.

This bright, spacious home set in its quiet village location with all your first-class schooling and transport needs on your doorstep is perfect for a growing family.

Entrance door, which opens to:

**Lobby:** side aspect window, tiled flooring space for coats and shoes and glazed door opening into:

**Entrance hall:** wooden effect laminate flooring, under stairs storage cupboard with side aspect window and shelving, radiator and doors opening to:

**Study:** 10'4 x 8'5 front aspect window, wooden effect laminate flooring, wall of fitted cupboards with hanging rails and shelving with cupboards over, fitted desk unit with open shelving under.







**Cloakroom:** wooden effect laminate flooring, low level WC and wall hung wash basin.

**Living room:** 18'1 x 16'3 rear aspect window and French windows opening into the garden, wooden effect laminate flooring, wall shelving, radiator and glazed door into:

**Kitchen/Breakfast Room:** 15'4 x 13'4' rear aspect window above one and half bowl sink with drainer and mixer tap over, tiled flooring, part tiled walls, space and plumbing for a dishwasher and a washing machine, fitted electric oven with 4 ring electric hob and extractor above, space for large fridge/freezer and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level wooden effect units, some open, and a wine rack.

**Annex:**

**Living Room:** 14'6 x 11'5' front aspect window, wooden effect laminate flooring, and doors into:

**Kitchen:** rear aspect window and glazed door into garden and wooden effect laminate flooring. The kitchen has plenty of worktop space and a good selection of eye and base level wooden effect units, space and plumbing for a fridge/freezer and washing machine, stainless steel one and half bowl sink with drainer and mixer tap over, fitted electric oven with 4 ring electric hob and extractor fan above.



**Bedroom:** 14'6 x 8'4 front aspect window, wooden effect laminate flooring, fitted wardrobes with hanging rails and shelving and cupboards over and radiator.

**Bathroom:** opaque rear aspect window, pedestal wash basin, low level WC, panel enclosed bath with glass shower screen and wall mounted shower, part tiled walls, heated towel rail and laminate flooring.

Stairs up to first floor landing with front aspect windows, one Velux, airing cupboard housing the water cylinder with shelving for linen, wall shelving, storage cupboards, dressing area with fitted wardrobes with hanging rails, shelving and cupboards over, loft access hatch, radiator and doors to:

**Bathroom:** rear aspect window, panel enclosed bath with wall mounted shower and glass shower screen, bidet, pedestal wash basin, low level WC, part tiled walls, wall cupboards and radiator.

**Bedroom 1:** 16'8 x 11'7 rear aspect window, pedestal wash basin, radiators, storage cupboard and loft hatch access.

**Bedroom 2:** 14'4 x 11'5' rear aspect window overlooking the garden, fitted wardrobes with hanging rails and shelving and cupboards over and radiator.

**Bedroom 3:** 11'11 x 9' rear aspect window and radiator.

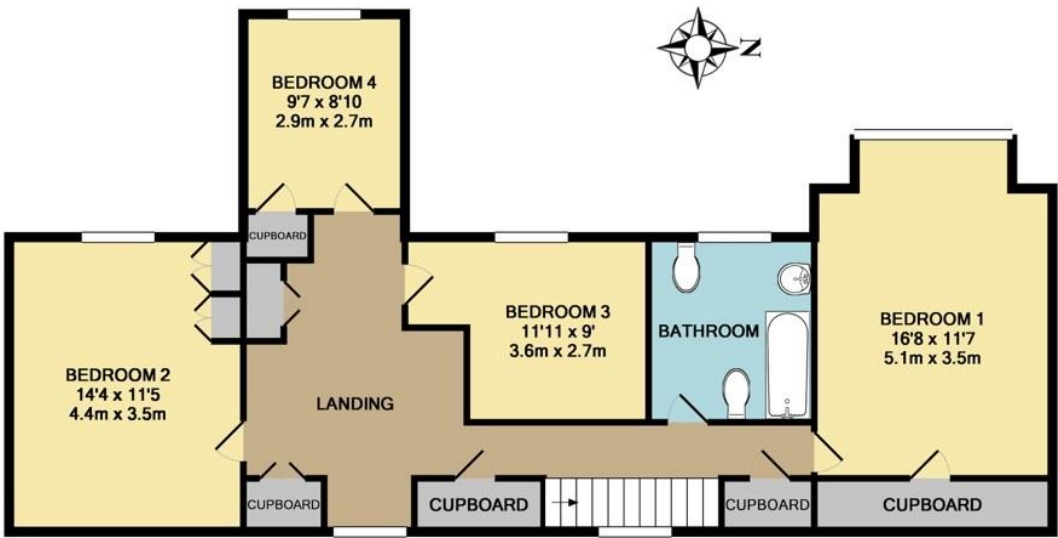
**Bedroom 4:** 9'7 x 8'10 rear aspect window, fitted cupboard with hanging rail and shelf, pedestal wash basin and radiator.









GROUND FLOOR  
APPROX. FLOOR  
AREA 1141 SQ.FT.  
(106.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 860 SQ.FT.  
(79.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2001 SQ.FT. (185.9 SQ.M.)  
Made with Metropix ©2017

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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 hard surface driveway with parking for several cars. There are flower beds to the front and climbing wall plants with perimeter hedged borders and wooden gates giving access. There is access to the rear at the right-hand side. The rear garden laid mainly to lawn with a block brick terrace area at the rear of the annex kitchen and the main house living room. There is plenty of room for garden furniture with a wooden shed and summer house, hedging, trees, shrubs, flower beds and wooden fencing bordering the perimeter of the garden.



#### General:

Tenure: Freehold  
Local authority: Tunbridge Wells Borough Council  
Council tax: Band E (£1,992) / EPC: D (68)

**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.





[www.flyingfishproperties.co.uk](http://www.flyingfishproperties.co.uk)