

# Fernbank, Southfields, Speldhurst





# Fernbank, Southfields, Speldhurst TN3 0PD

*Charming 4-Bedroom House in Idyllic Village Setting*

## **Accommodation Summary**

- Detached house
- 4 double bedrooms
- 2 reception rooms
- Kitchen/breakfast room
  - Bathroom
- Shower and utility room
- Front and rear gardens
- Garage and off-street parking
- Sought after village location
  - No onward chain



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Screened from its tree lined street by mature hedging, a lush green garden fronts the house. A paved pathway winds up to the front door with foliage creeping up and over its canopied porch.

An off-street driveway sits to the side of the house with parking for several cars and a detached garage sits behind.

You enter into a wide hallway with the dining room first on your right.

Across the hallway to the left, the spacious living room is flooded with light from its front aspect window while its rear glazed doors bring views of the garden in. A stone enclosed fireplace adds warmth in the colder months.

Opposite, the kitchen/breakfast room is light and spacious with plenty of cupboards, worktop space, room for appliances and a table and chairs. A window is cleverly placed above the sink.

A wide lobby behind provides room for extra appliances and rear garden access. There is also a cloakroom opening off one side and a shower room with utility facilities to the other side.

Climbing the carpeted stairs to the first floor there are four bedrooms, all generous doubles, three of which have fitted cupboards.

In the centre is the bathroom with a panel enclosed bath with handheld shower attachment. A rear aspect Velux window draws in lots of natural light.

Outside to the rear, the pretty garden has an expanse of lawn with a variety of trees, plants and flowers. There is a paved terrace at the rear of the house and another to the side making it perfect for evening entertainment. High hedging and close boarded fencing offer privacy and a detached garage and a wooden shed provide plenty of storage options.

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. It is also a dream project to create your own vision and add value in the future. A must see!

**Part glazed Entrance door, which opens to:**

**Entrance hall: front aspect double glazed window, radiator, under stairs open recess and doors opening to:**

**Dining Room:** 10 x 10`11 front aspect double glazed window, serving hatch and radiator.

**Living Room:** 11 x 13`5 front aspect double glazed window, radiators, stone enclosed fireplace with gas fire insert, stone hearth and wooden mantle with opening into:



**Family room:** 11 x 12`9 rear aspect glazed sliding doors, side aspect double glazed window and radiators.

**Kitchen/Breakfast Room:** 16`2 x 8`4 side aspect double glazed window above stainless steel sink with drainer, tile effect linoleum flooring, space and plumbing for a dishwasher, fitted electric oven with 4 ring electric hob above, serving hatch and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units and an opaque part glazed door opening into:

**Lobby:** rear aspect part opaque glazed door into garden, radiator, space for appliances, tile effect linoleum flooring and door opening into:

**Cloakroom:** side aspect window, tile effect linoleum flooring and low level WC.

**Shower/Utility Room:** rear aspect window, pedestal wash hand basin, shower cubicle with wall mounted shower attachment, tile effect linoleum flooring, part tiled walls, space and plumbing for appliance and heated towel rail with radiator.

**Stairs up to first floor landing with loft access hatch and doors opening into:**

**Bathroom:** rear aspect Velux window, panel enclosed bath with hand held shower attachment, pedestal wash hand basin with mixer tap, low level WC and radiator.



**Bedroom 1:** 11 x 14`5 front aspect double glazed window, fitted cupboard and radiator.

**Bedroom 2:** 12`10 x 10`11 front aspect double glazed window, fitted cupboard and radiator.

**Bedroom 3:** 12`10 x 10`3 side aspect double glazed window, airing cupboard housing the water cylinder with shelving for linen, eaves storage and radiator.

**Bedroom 4:** 11 x 11`8 rear and side aspect double glazed windows, pedestal wash hand basin with mixer tap and radiator.

**Outside:** The house is approached via a hard surface driveway with parking for several cars with a detached single garage with front aspect doors and a pedestrian rear access door. To the front there is an area of lawn that sweeps round to the rear with mature plants and shrubs and stocked flower beds with climbing wall plants on the canopied porch. There are high perimeter hedged borders to the front and right and close boarded fencing to the left. There is open access to the rear at the right-hand side. The rear garden is laid mainly to lawn with a paved terrace area at the rear of the house and to the side. There is plenty of room for garden furniture with a wooden shed and greenhouse, hedging, trees, shrubs, flower beds and wooden fencing and high hedging bordering the perimeter of the garden.



GROUND FLOOR 65.84 sq. m.  
( 708.70 sq. ft. )



1ST FLOOR 65.84 sq. m.  
( 708.73 sq. ft. )



TOTAL FLOOR AREA : 131.67 sq. m. ( 1417.28 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
	95
Very energy efficient - lower running costs	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	36
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	88
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	28
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,207.00)

EPC: F (36)

**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 (Ofsted outstanding), 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.



