

Long Hedges, Barden Road, Speldhurst





Long Hedges, Barden Road, Speldhurst TN3 0QH

Charming 3-Bedroom House in Idyllic Village Setting

Accommodation Summary

- Detached house
- 3 bedrooms, 1 en-suite
- 2 reception rooms
- Kitchen/breakfast room
- Bathroom
- Front and rear gardens
- Garden Store and off-street parking
- Sought after village location
- No onward chain
- Stunning views



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With spectacular open countryside views to the front, this superb family home is ideally placed just a short walk from the village's shop, outstanding primary school, gastro pub and recreation ground.

A smart exterior of painted render, its beams picked out in pale blue, and a covered porch welcome you in.

An off-road parking space sits neatly to the front, with a raised flower bed stocked with a variety of plants and flowers behind.

You enter into a wide hallway with an open recess for storage under the stairs.

First on the left is the living room, flooded with light from its front aspect window. It has plenty of room for sofas and a pretty period fireplace adds character and warmth in the colder months.

Next door is the dining room whose internal glazed doors open conveniently into the kitchen behind.

The bespoke 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 and the neutral cupboards contrast beautifully with the grey granite counter tops and floor tiles. French windows to the rear lead out onto the terrace and a side aspect door also gives garden access. To the rear of the kitchen, which also opens into the hallway, is a useful guest cloakroom.

Climbing the carpeted stairs to the first floor there are three bedrooms, all generous doubles. The master has its own luxury en-suite with a roll top bath and separate shower cubicle and the second bedroom has two sets of fitted cupboards.

A contemporary family bathroom completes the floor with a tiled panel enclosed bath with handheld shower attachment, gleaming white fittings and a window that 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 making it perfect for evening entertainment. Mature hedging, trees and plants offer privacy and a wooden shed provides plenty of storage.

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. A must see!

Entrance door, which opens to:

Entrance hall: front aspect windows, radiator, under stairs open recess and doors opening to:





Living Room: 12`3 x 14`2 front aspect double glazed window, radiator, period fireplace with tiled surround and hearth and inset cast iron basket.

Dining Room: 12`3 x 9`8 radiator and internal glazed doors opening into:

Kitchen/Breakfast Room: 16`2 x 11`4 rear aspect French windows opening onto the garden terrace, rear and side aspect double glazed windows, side aspect part glazed door, part vaulted with rear aspect Velux windows, granite work surfaces with inset 1 ½ sink with drainer and mixer tap over, bespoke painted wooden eye and base level cupboards, integrated 5 ring gas hob, integrated electric oven, integrated dishwasher, arched opening into lobby area with door opening into:

Cloakroom: side aspect window, low level WC and corner wash hand basin.

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.

Master Bedroom/Bedroom 1: 10`11 x 18`6 rear aspect double glazed window, radiator and door opening into:

En-suite: rear and side aspect double glazed opaque windows, low level WC, pedestal wash hand basin with mixer tap, roll top bath with mixer tap and hand held shower attachment, shower cubicle with wall mounted shower and tiled flooring.

Bedroom 2: 8`11 x 14`4 front aspect double glazed window, fitted wardrobes and radiator.

Bedroom 3: 8`1 x 10`11 front aspect double glazed window and radiator.

Bathroom: side aspect double glazed windows, tiled panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, tiled walls and flooring.

Outside: To the front there is a paved off road parking space in front of a raised brick enclosed stocked flower bed with a paved pathway leading up to a covered entrance door. There is a side gate giving rear garden access. At the rear the garden is laid mainly to lawn with trees, plants and stocked flower beds with mature planting dotted around the perimeter. There are mature high perimeter borders of plants, hedging and trees on all perimeters and a paved terrace area at the rear of the house. There is plenty of room for garden furniture with a wooden shed for storage at the rear.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

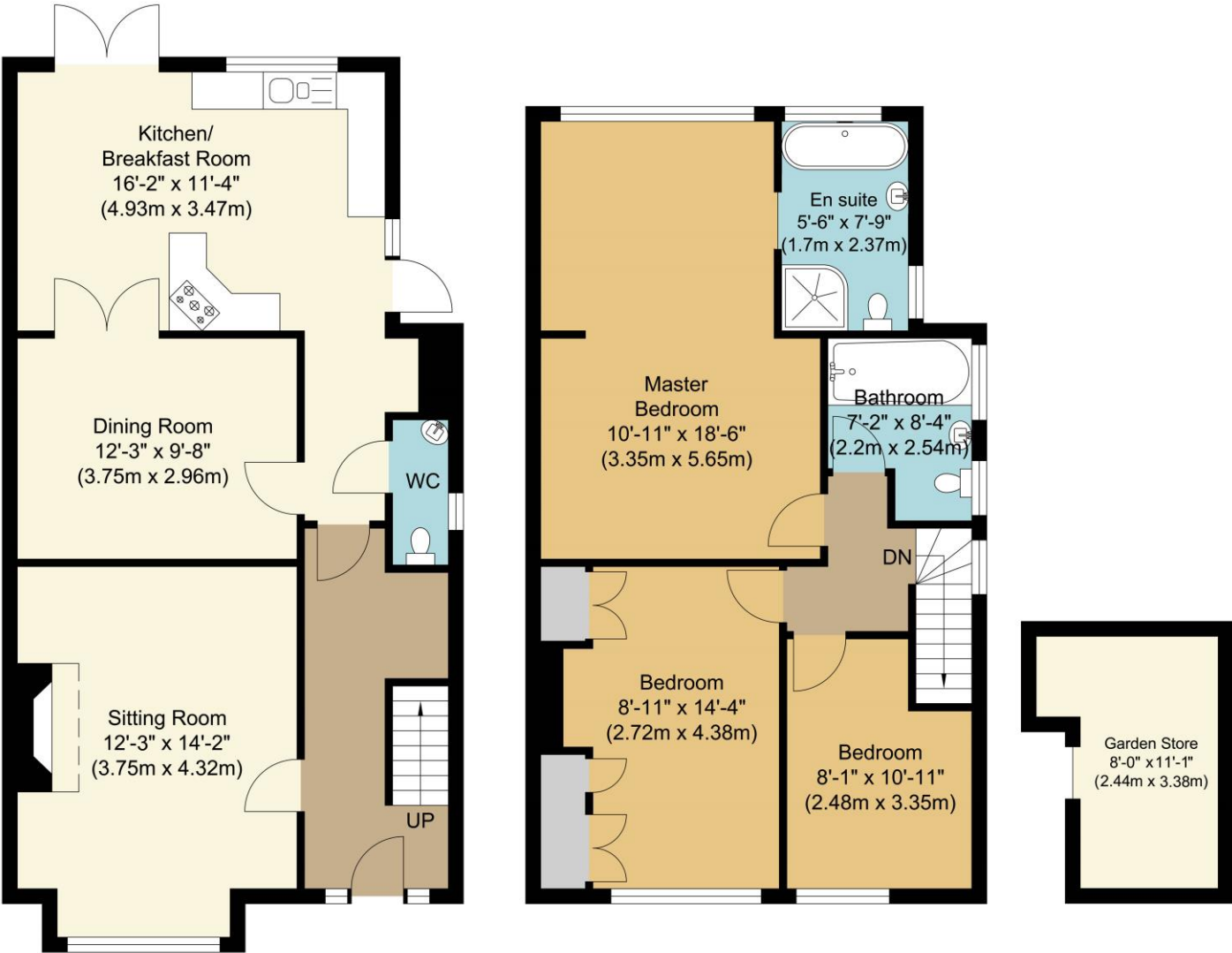
Council tax: Band E (£2,206.00)

EPC: D (57)



TOTAL APPROX FLOOR AREA 1387.46 SQ. FT. (AREA 128.90 SQ. M)

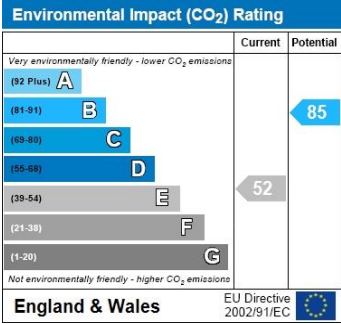
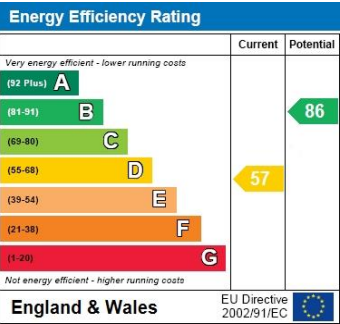
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Ground Floor
Approximate Floor Area
664.77 sq. ft.
(61.76 sq. m)

First Floor
Approximate Floor Area
648.52 sq. ft.
(60.25 sq. m)

Garden Store
Approximate Floor Area
74.16 sq. ft.
(6.89 sq. m)





Area Information: Speldhurst

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.



