

# Sandown, Northfields, Speldhurst









# Sandown, Northfields, Speldhurst TN3 0PL

*PLANNING APPROVED Bright 3-Bedroom House With Development Opportunity*

## Accommodation Summary

- 3 bedroom semi-detached house
- Planning consent for 2 storey side extension, plus a single storey rear extension
  - 3 reception rooms
    - Kitchen
  - Separate utility room
  - Bathroom
  - Garden
- Integral garage and off-street parking
  - Sought after village location
  - No onward chain



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk





PLANNING APPROVED There is planning approval for demolition of the existing garage; erection of a two-storey side extension; addition of two roof-lights and erection of a single storey rear extension, to the garden room. Planning application reference No: 18/01233/FULL ([www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk))

Screened from the road by mature hedging, an off-street driveway sits to the side of the house, in front of an integral garage.

You enter into a part glazed porch which opens into a hallway, with a useful under stairs storage cupboard.

First on your left is the living room which is flooded with light from its front aspect window. A brick enclosed fireplace adds warmth in the colder months.

Accessed through sliding doors at the rear is the dining room, conveniently placed next to the kitchen, and opening into the family room with sliding glazed doors and a wall of windows bringing views of the garden in.

The kitchen is light and spacious with plenty of cupboards, worktop space and room for appliances. A window is conveniently placed above the sink and an opaque glazed door opens into the utility room with access into the rear garden, cloakroom and integral garage.

Climbing the carpeted stairs to the first floor there are three bedrooms, all with large windows and the master bedroom having double glazed sliding door fitted wardrobes.

Completing the floor is the bathroom with a panel enclosed bath and a rear aspect window drawing in lots of natural light.

Outside to the rear, the garden has paved terracing and stocked flower beds. High hedging and close boarded fencing 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. 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 Porch:** front aspect window, space for coats and shoes, and door opening into:

**Entrance hall:** radiator, under stairs storage cupboard and doors opening into:

**Living Room:** 10`7 x 13`1 front aspect double glazed window, radiator, brick enclosed fireplace with gas fire insert, paved hearth and wooden mantle with opening into:





**Dining Room:** 8`4 x 10`9 radiator and opening into:

**Family room:** 7`9 x 12 rear aspect glazed sliding doors, side aspect double glazed windows and radiator.

**Kitchen:** 7`10 x 11`9 rear aspect double glazed window above stainless steel sink with drainer, tile effect linoleum flooring, space for an oven, space for a fridge/freezer and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units and an opaque glazed door opening into:

**Utility:** rear aspect part door into garden, radiator, space and plumbing for appliances and doors opening into:

**Cloakroom:** rear aspect opaque window, low level WC and wash hand basin.

**Garage:** 7`3 x 3`5 lighting, electricity and front aspect up and over door.

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

**Bathroom:** rear aspect opaque double glazed window, wooden panel enclosed bath, pedestal wash hand basin with mixer tap, low level WC and radiator.

**Bedroom 1:** 9`1 x 13`1 front aspect double glazed window, double mirrored sliding door fitted wardrobe and radiator.

**Bedroom 2:** 9`9 x 10`9 rear aspect double glazed window and radiator.

**Bedroom 3:** 7 x 8`4 front aspect double glazed window and radiator.

**Outside:** The house is approached via a hard surface driveway with parking for a car in front of the integral single garage with front aspect up and over door and an internal pedestrian rear access door. To the front there is a low stone wall with mature hedging behind and to the left perimeter with a hard surface area in front of the house. The rear garden is mainly hard surface and paved with some stocked borders, a wooden shed and wooden fencing and high hedging bordering the perimeter of the garden.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

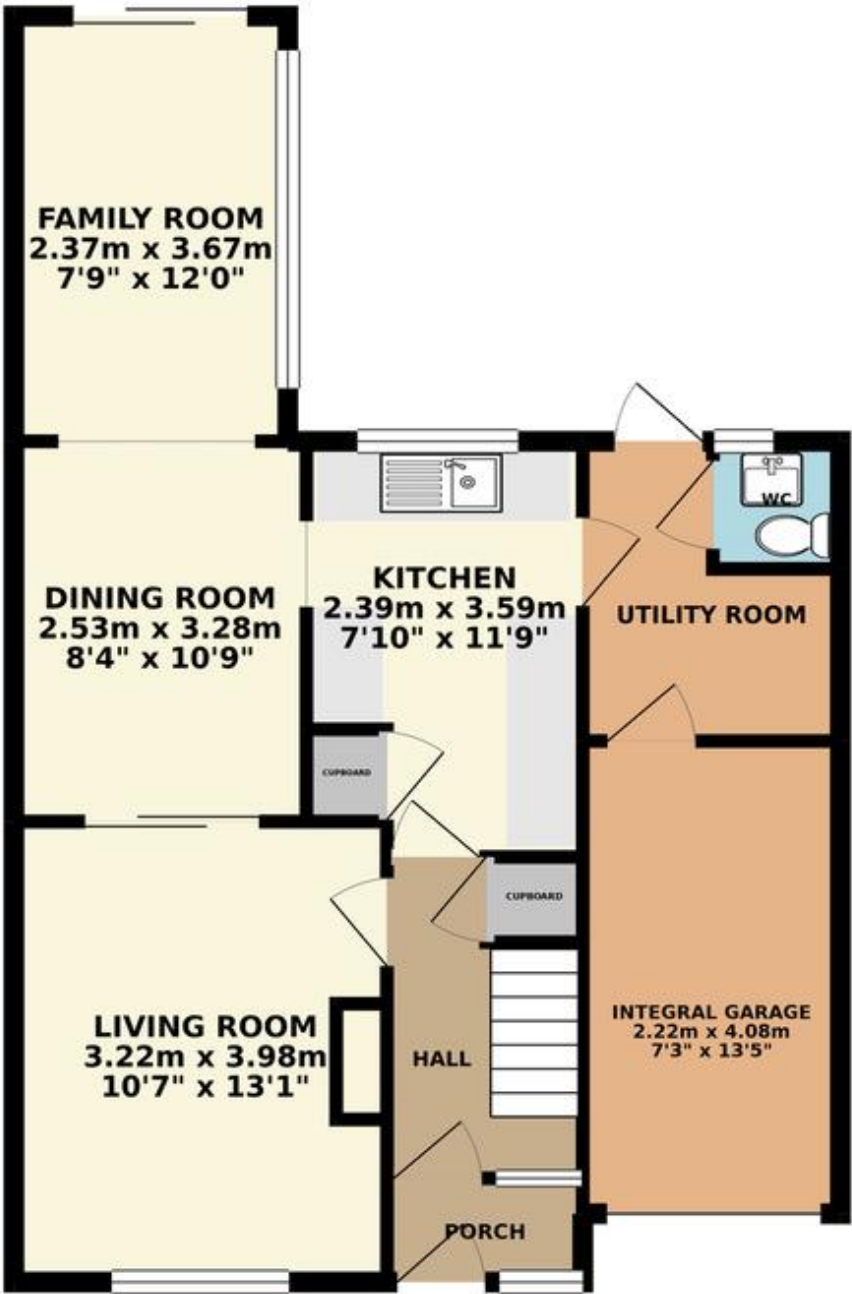
Council tax: Band E (£1,849.00)

EPC: E (53)

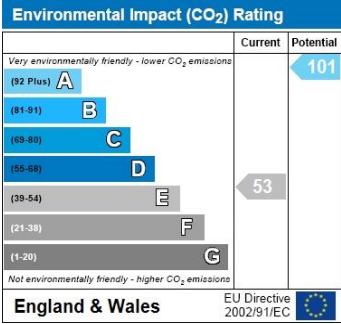
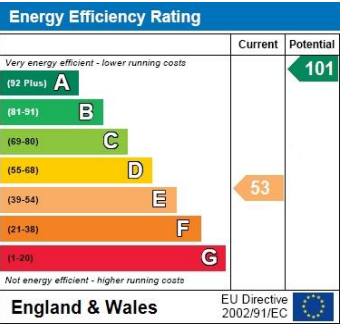
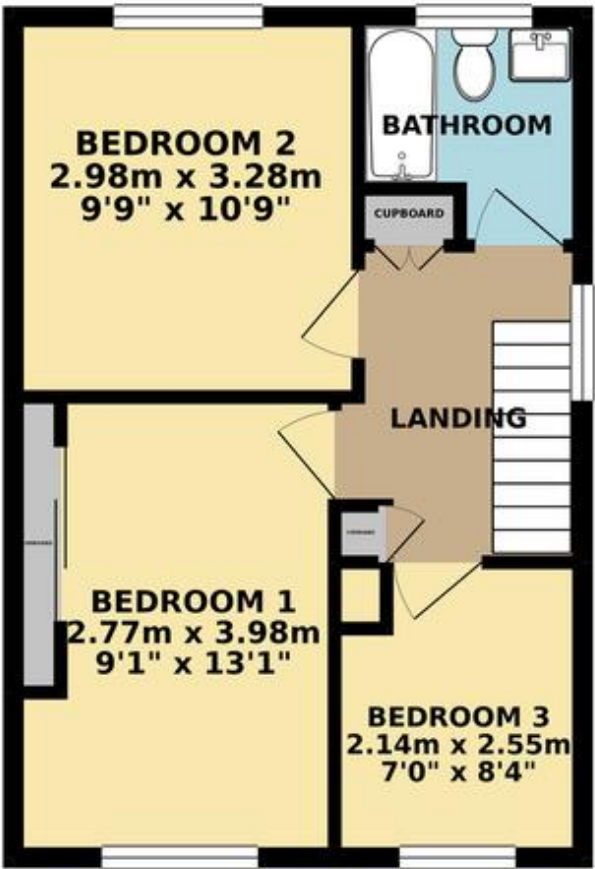




GROUND FLOOR 59.17 sq. m.  
( 636.90 sq. ft. )



1ST FLOOR 35.66 sq. m.  
( 383.80 sq. ft. )



TOTAL FLOOR AREA : 94.83 sq. m. ( 1020.70 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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#### **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 South West of Tonbridge, offering easy access to the A21. Tunbridge Wells is 3 miles to the South East.



