

15 Cobhams, Speldhurst





15 Cobhams, Speldhurst TN3 0QA

Stylish Spacious 4-Bedroom House With Spectacular Views

Accommodation Summary

- Detached house
- 4 bedrooms, 1 en-suite
 - Living room
- Study (potential for 5th bedroom)
- Kitchen and separate utility room
 - Conservatory/dining room
 - Landscaped gardens
- Driveway and integral garage
- Sought after village location
 - Outstanding views



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This fantastic home sits quietly on its residential cul-de-sac, nestled in the heart of a popular village location.

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.

Set back from the road by a long driveway flanked by a lawned garden, the house is perfectly placed to enjoy its exquisite views.

With a garage set neatly to the side, a large paved covered porch welcomes you in.

The layout and flow of the home, ideal for family life, is immediately apparent, as is the high-quality refurbishment completed by the present owners.

The entrance hallway with a useful guest cloakroom has contemporary tiled flooring that gleams with light from its front aspect picture window.

To the right is the spacious living room, welcoming with its sumptuous wall colours and double aspect windows bringing in glorious green views. A wood burning stove adds character and warmth in the colder months.

Returning to the hallway, glazed doors open into the kitchen, the conservatory beyond delivering views that take your breath away. The streamlined kitchen is light and spacious with plenty of eye and base level cupboards, granite countertops, integrated appliances, space for a large range oven and plinth lighting. An open aspect over the double sink showcases the countryside views, making it a cook's dream.

Steps take you down into the conservatory which is flooded with light from its expanse of glass on all sides. It is a sophisticated space, perfect for relaxing, entertaining, or dining in with spectacular views and French windows that can lie open to extend your living space into the garden beyond.

Behind the kitchen is the spacious utility room with storage cupboards, another sink for muddy paws and boots, room for additional appliances and access into the integral garage.

At the far end of the hallway the home office is ideal to escape the morning commute or alternatively it would make a wonderful playroom.

Carpeted stairs take you up to a landing which has access into the wide boarded loft.

The tranquil master bedroom suite to the far left has sweeping views to the front, a triple mirrored fitted wardrobe and access into its luxurious en-suite bathroom at the front with his and hers wash hand basins.

There are three further bedrooms, all generous doubles with fitted wardrobes, two of which have glorious countryside views.

The family bathroom is fresh and modern with a shower over the bath and a large window bringing in natural light.

Outside at the rear, a paved terrace, perfect for alfresco dining, sits behind the kitchen and is conveniently accessed from the conservatory. The garden is laid mainly to lawn with a spectacular view to the rear of open countryside, farmland and an equestrian centre. A decked terrace at the back sits beside a wooden shed for storage. The garden is fully enclosed, secluded and secure with perimeter mature hedging and close boarded fencing, making it ideal for kids and pets.

With breath-taking open countryside views, a quiet village location and all your first-class schooling and transport needs on your doorstep, this is the perfect family home. A must see!



Wide storm porch with tiled flooring, lighting, part opaque glazed wooden entrance door opening into:

Entrance Hall: front aspect double glazed opaque full height picture window, tiled flooring, radiator, under stair storage cupboard, fitted cupboard with internal coat hooks and shelving and doors opening into:

Living Room: 11'9 x 24'4 front aspect double glazed window, fireplace with wood burning stove and granite hearth, radiators and rear aspect double glazed windows and fully glazed French doors with Juliet balcony overlooking the garden.

Kitchen/Breakfast Room: 28'6 x 10'9 rear aspect double glazed window, space for large range oven, extractor fan, space for fridge/freezer, integrated dishwasher, integrated microwave, 2 bowl sink with mixer tap, tiled flooring and radiator. The kitchen has plenty of granite worktop space and a good selection of eye and base level units with pull out bins, pan drawers with internal drawers, tiled and glazed splash backs and plinth lighting.

Conservatory/Dining Room: 19'7 x 10'2 rear and side aspect double glazed windows, sloping glazed roof with automatic sun blind, side aspect French doors opening onto the garden terrace and tiled flooring.

Utility Room: stainless steel sink with mixer tap over, space and plumbing for appliances, tiled flooring, automatic lighting, base level cupboard with worktop, tall housing unit with wine rack, fitted wall cupboard concealing meter, fitted storage cupboard housing the Worcester boiler, space for additional appliances, radiator and front aspect door giving access into the garage.

Cloakroom: front aspect opaque double glazed window, concealed cistern WC, wall hung wash hand basin with mixer tap, heated towel rail and tiled flooring.

Study: 7'8 x 10'5 front aspect double glazed windows, fitted wall shelving, tiled flooring and radiator.

Stairs up to first floor landing with front aspect double glazed windows, ceiling loft access hatch with drop down ladder into boarded loft space, airing cupboard housing the water cylinder with shelving for linen and doors opening into:

Bedroom 1/Master Bedroom: 12'10 x 10'9 rear aspect double window, fitted mirrored triple sliding door wardrobes with hanging rails and internal shelving, radiator and door opening into:

En-suite bathroom: front rear aspect double glazed window, vanity unit with two ceramic bowl wash hand basins with mixer taps over and cupboards under, concealed cistern WC, corner shower cubicle with wall mounted shower attachment, heated towel rail and tile effect flooring.

Bedroom 2: 11'9 x 14'3 rear aspect double glazed window, fitted double mirrored wardrobe with hanging rail and shelf and radiator.

Bedroom 3: 12'4 x 10'9 rear aspect double glazed window, fitted triple mirrored wardrobe with hanging rails and internal shelving and radiator.

Bedroom 4: 11'9 x 10'1 front aspect double glazed window, fitted double mirrored wardrobe with hanging rail and shelf and radiator.

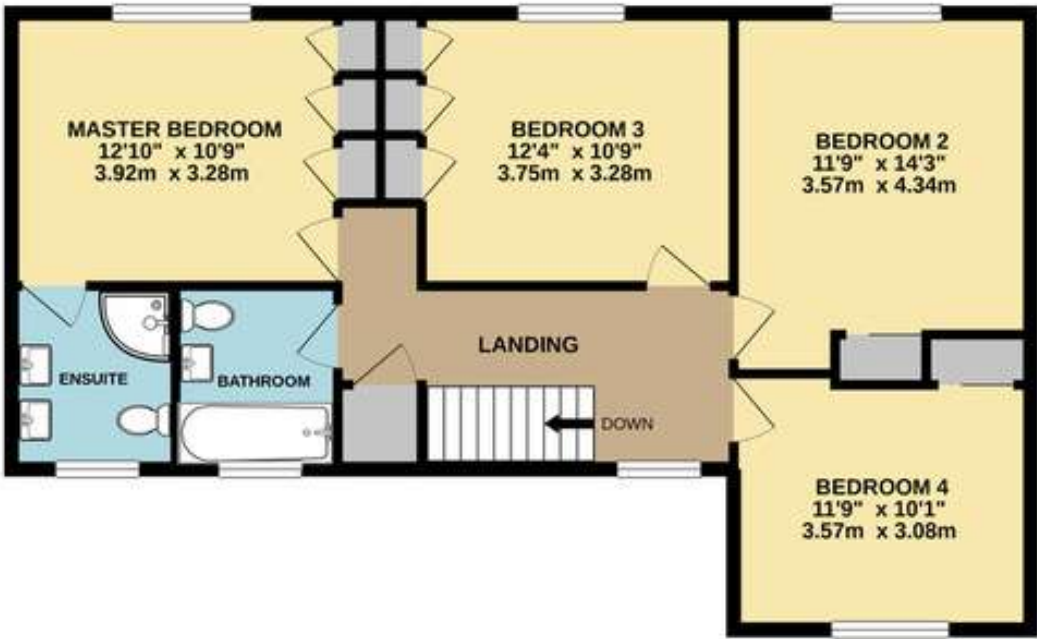
Bathroom: front aspect opaque double glazed window, pedestal wash hand basin with mixer tap over, tiled panel enclosed bath with mixer tap, hinged glazed shower screen, wall mounted shower attachment, concealed cistern WC, part tiled walls, wall mirror, tile effect flooring and heated towel rail.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2058sq.ft. (191.2 sq.m.) 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.
Made with Metropix ©2020

Energy Efficiency Rating	
Current	Potential
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	
Not energy efficient - higher running costs	
64	74
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
65	75
England & Wales	
EU Directive 2002/91/EC	



Outside: To the front of the property is a hard surface driveway, an area of lawn, front perimeter trees and shrubs, stocked flower beds beside the house. To the left is an attached garage. A wooden gate to the left side provides rear garden access. To the rear is a garden laid mainly to lawn with a paved terrace area with partial glazed balustrade to the rear of the kitchen, accessed off the conservatory, wooden shed, a rear decked terrace, stocked flower beds. It is enclosed on all sides by mature hedging and close boarded fencing.

Garage: with front aspect up and over door, side aspect window, internal door opening into the utility room, lighting, and electricity.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band F (£2,709.00) / EPC: D (64)

Area Information: Speldhurst, Tunbridge Wells

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.

