

Little Mead, Furzefield Avenue, Speldhurst





Little Mead, Furzefield Avenue, Speldhurst TN3 0LD

Immaculate 3-Bedroom House in Idyllic Village Setting

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
- Living/dining room
 - Modern kitchen
- Cloakroom/utility room
 - Home office
- South west facing garden
- Sought after village location
- Outstanding Ofsted village Primary School
 - Chain free



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With open countryside views to the front, this fantastic family home is ideally placed just a short walk from the village's shop, outstanding primary school and recreation ground, which can be conveniently accessed from the rear garden.

A driveway fronts the house which is accessed through an opaque part glazed door placed to the side.

First on the left is the living/dining room, flooded with light from its rear aspect window and sliding glazed door that can lie open to extend the living space into the garden in the warmer months. It has plenty of room for sofas and an opening in the chimney breast with an electrical wood burning stove to add character. The warm wooden flooring contrasts beautifully with the neutral walls and the peaceful garden views make it a great space for living, dining and entertaining.

Opposite is the modern kitchen which has plenty of well-designed cream units, top and bottom, topped with wooden work surfaces. A large window is cleverly placed above the sink and the integrated Neff appliances make it a cook's dream.

Next door is the home office which could double as a playroom or dining area, as it is conveniently placed next to the kitchen.

A useful guest cloakroom with utility facilities completes the floor.

Climbing the carpeted stairs to the first floor there are three bedrooms, two of which are generous doubles, all immaculately presented with large windows flooding them with light.

A contemporary bathroom completes the floor with a double shower cubicle, 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 mature stocked flower beds. There is a paved terrace at the rear of the house, making it perfect for evening entertainment and a pathway winds up to the rear where there is a large wooden shed providing plenty of storage. A pretty decked seating area with wooden pergola and pretty climbing plants is a visual delight and the rear gate opening into the recreational ground offers great enjoyment on your doorstep.

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!





Part opaque glazed entrance door, which opens into:

Entrance Hall: wooden flooring, radiator and doors opening into:

Living/Dining Room: 19'7 x 12'6 rear aspect double glazed window, rear aspect glazed sliding door giving access into the garden, wooden flooring, opening in chimney breast with electric wood burning stove and radiator.

Kitchen: 11'10 x 8'6 front aspect double glazed window, wooden work surfaces, 1 ½ stainless steel sink with mixer tap and drainer, cream eye and base level cupboards, 4 ring gas hob, integrated Neff oven, Neff stainless steel extractor, Neff integrated dishwasher, integrated fridge/freezer, radiator, tile effect flooring and door opening into:

Home Office: 7'9 x 10'3 front aspect double glazed window, radiator and door opening into:

Cloakroom/Utility Room: low level WC, pedestal wash hand basin, space and plumbing for appliances with wooden countertop, wooden effect flooring and radiator.

Stairs up to first floor landing with two fitted cupboards with shelving, ceiling loft access hatch with drop down ladder and doors opening into:

Bathroom: front aspect opaque double glazed window, concealed cistern WC, corner pedestal wash hand basin with mixer tap, double shower cubicle with wall mounted shower attachment, heated towel rail, part tiled walls and wooden effect flooring.

Bedroom 1: 13'7 x 12'6 rear aspect double glazed window, radiator and fitted wardrobe with hanging rail.

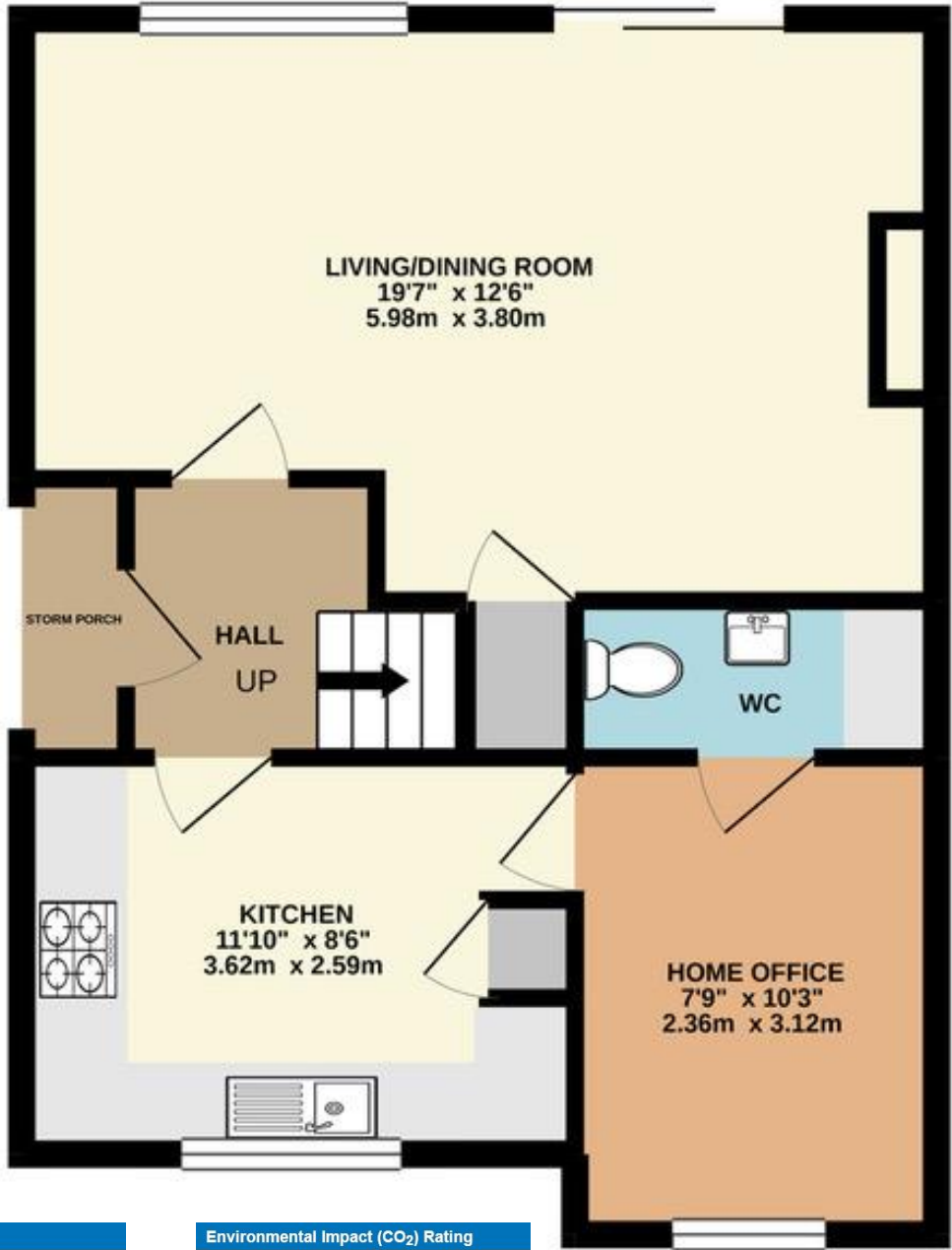
Bedroom 2: 13'7 x 8'6 front aspect double glazed window, fitted wardrobe with hanging rail and radiator.

Bedroom 3: 8'8 x 9'10 rear aspect double glazed window and radiator.

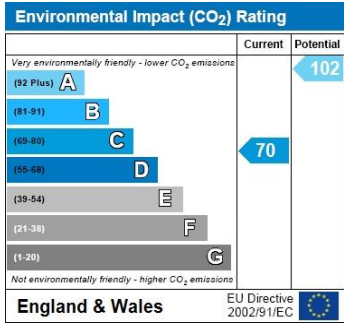
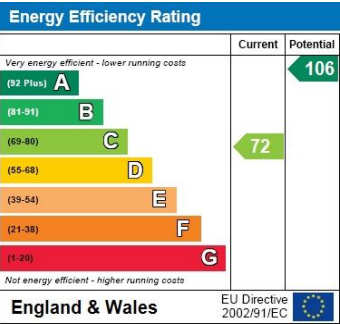
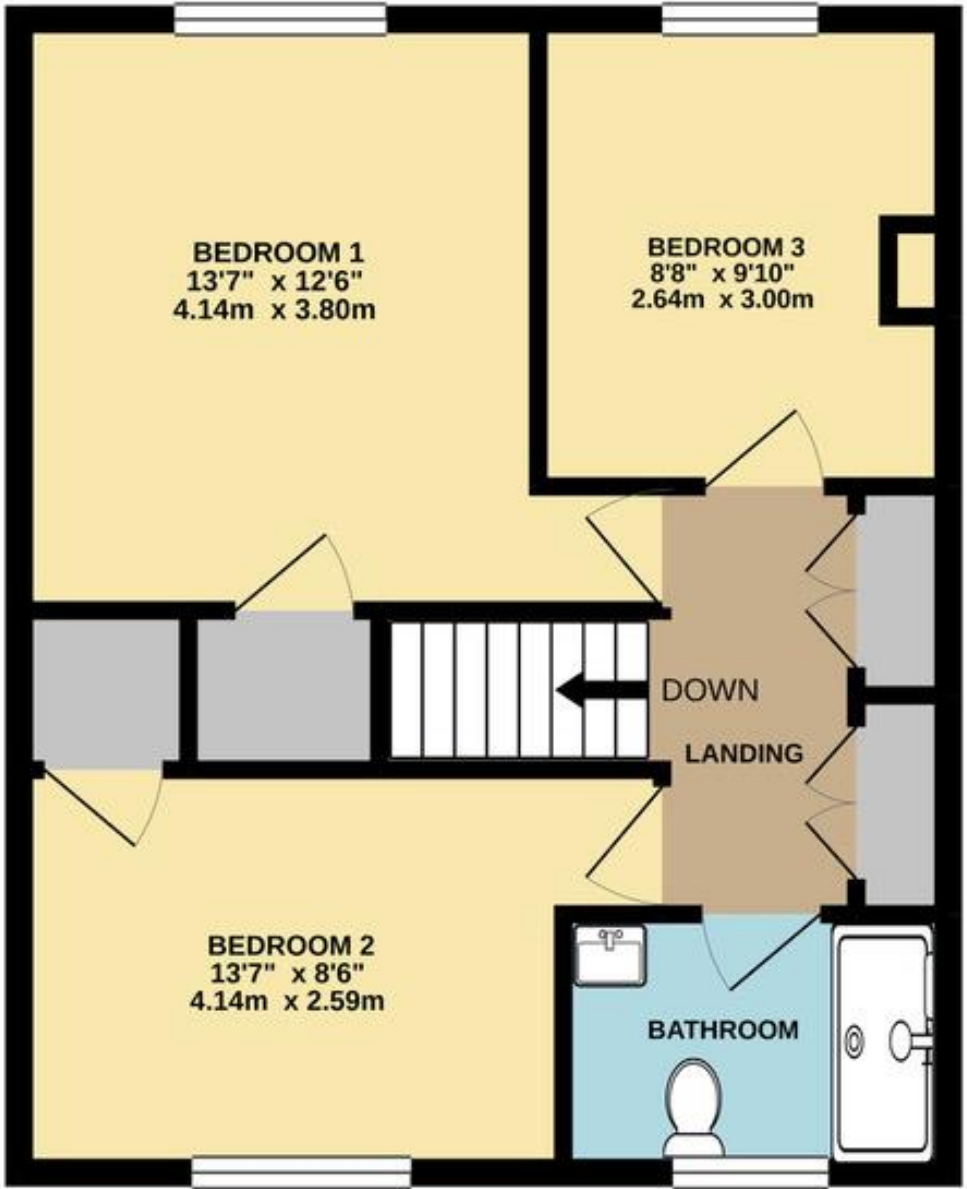
Outside: To the front there is a paved off road driveway with parking for 2 cars with a mid height brick wall to the front and low wooden fence to the side with some planting behind and to the front of the house. A paved pathway to the side leads to the front entrance door and into the rear garden. At the rear the south west facing garden is laid mainly to lawn with trees, plants and stocked flower beds with mature planting dotted around the wooden fenced perimeter. There is a paved terrace at the rear of the house, a decked seating area with wooden pergola at the side and a double length wooden shed with lighting, electricity and space for storage and a wooden gate giving access onto the recreational ground at the rear.



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 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.
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General:

Local authority: Tunbridge Wells Borough Council
Council tax: Band E (£2,293.00) / EPC: C (72)

Area Information: Speldhurst, Kent

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.



