

17 Roopers, Speldhurst, Tunbridge Wells





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Bright 4-bedroom detached house in sought after village area

Accommodation Summary

- Detached house
- 4 bedrooms, 1 en-suite
 - Living room
 - Dining room
 - Kitchen
- Shower room and en-suite bathroom
- Double garage and driveway
 - Garden
- Sought after village location
- Development potential



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Set on a quiet cul-de-sac, this home's 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.

A driveway fronts the double garage sat neatly to the side, with an area of lawn and a paved pathway giving access to the house and rear garden.

The entrance hallway, with a useful guest cloakroom, has an inbuilt desk area and an under stair storage cupboard, to keep the space clutter free.

First on the right is the spacious living room, with glazed sliding doors at the rear bringing in light and garden views. A door to the side can lie open giving easy access to the second reception room.

Next door the dining room, conveniently placed beside the kitchen, is brightened by its double aspect windows, and has plenty of space for a table and chairs.

The kitchen behind has ample storage and counter top space with an integrated oven and space and plumbing for additional appliances. Accessed via the hallway too, it also opens to the side garden and has a sink under the front window overlooking the driveway.

Stairs take you up to a landing which has access into the loft and the four bedrooms which all have leafy green views.

The principal bedroom has dual aspect windows, a fitted wardrobe and it opens into the en-suite bathroom.

The shower room completes the floor.

Outside at the rear, a paved terrace, perfect for summer dining, sits at the back of the house. The garden is laid mainly to lawn with access at the rear onto a pathway that leads to picturesque woodland. The garden is fully enclosed and secure with perimeter planting, trees, mature hedging and close boarded fencing, making it ideal for kids and pets. There is also pedestrian access into the garage at the rear.

With a leafy setting, a quiet village location and all your first-class schooling and transport needs on your doorstep, this is a fantastic family home. A must see!





Covered part opaque glazed entrance door opening into:

Entrance Hall: fitted under stair cupboard, open recess with fitted desk unit with drawers and open shelving, radiator with decorative cover and doors opening into:

Cloakroom: front aspect opaque double glazed window, low level WC, wall hung wash hand basin with mixer tap and radiator.

Living Room: 16'6 x 11'10 rear aspect glazed sliding doors opening into the garden, side aspect double glazed window, radiator and door opening into:

Dining Room: 11'10 x 10'1 rear and side aspect double glazed windows, radiator and door opening into:

Kitchen: 12'11 x 10'1 front aspect double glazed window, side aspect part glazed door opening into the garden, space and plumbing for a washing machine and dishwasher, integrated Bosch oven, 4 ring gas hob, extractor hood, tiled splash back and flooring. The kitchen has plenty of wooden worktop space and a good selection of eye and base level units, part glazed, with pull out vegetable baskets.

Stairs up to first floor landing with front aspect double glazed window, ceiling loft access hatch, airing cupboard housing the water cylinder with shelf for linen and doors opening into:

Principal Bedroom: 13 x 10'2 side and front aspect double glazed windows, fitted sliding door wardrobe with double hanging rails, radiator and door opening into:

En-suite Bathroom: rear aspect opaque double glazed window, pedestal wash hand basin, panel enclosed bath, low level WC, heater towel rail, fitted sliding door wardrobe with double hanging rails and tiled walls.

Bedroom 2: 15 x 9'3 side and rear aspect double glazed windows, fitted cupboard with hanging rail and shelf, and radiator.

Bedroom 3: 12'6 x 8'7 rear aspect double glazed window, open recess with hanging rails and shelves, and radiator.

Bedroom 4: 11'10 x 8'3 rear aspect double glazed window, open recess and radiator.

Shower Room: front aspect opaque double glazed window, shower enclosure with wall mounted shower attachment, pedestal wash hand basin with mixer tap over, low level WC, heated towel rail, tiled walls and flooring.

Outside: To the front of the property is a gravelled driveway, an area of lawn, a tree and a paved pathway that leads to the front entrance door and a wooden gate that gives rear garden access. To the right is an attached garage. To the rear is a garden laid mainly to lawn with a paved terrace area beside the house and a pedestrian door into the attached garage. There is planting, shrubs, trees, hedging and wooden fencing at all perimeters with a rear gate onto a public pathway that leads to woodland.

Garage: 20'3 x 14'11 with front aspect up and over door, rear aspect window, rear aspect pedestrian door, lighting, and electricity.





APPROX TOTAL AREA EXCLUDING GARAGE 126.6 SQ.M

TOTAL FLOOR AREA : 1664sq.ft. (154.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



General:
Tenure: Freehold
Local authority: Tunbridge Wells Borough Council
Council tax: Band G (£3,383.00)
EPC: D (56)

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. 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.



