

Owl Lodge, Langton Road, Speldhurst, Tunbridge Wells





Owl Lodge, Langton Road, Speldhurst, Tunbridge Wells TN3 0NP

Charming 4-bedroom house in idyllic village setting

Accommodation Summary

- Semi-detached house
- 4 bedrooms, 2 en-suite
 - 3 bathrooms
- Kitchen/breakfast/dining room
 - Large family room
- Front and rear gardens
 - Double garage
- Off street parking for multiple vehicles
- Sought after village location
- Short walk to Ofsted Outstanding Speldhurst Church of England Primary School



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Tucked quietly down a private lane and nestled in the heart of its popular village setting, this pretty home oozes charm and character as soon as you approach.

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.

With a pretty cottage garden at the front the gardens lie predominantly to the side and rear of the house and are mainly laid to lawn with mature trees and shrubs providing a high degree of privacy.

A winding pathway leads you from the spacious driveway to a canopied entrance doorway at the side, which welcomes you in.

The entrance hallway's neutral décor contrasts beautifully with its warm wooden effect flooring that seamlessly links each ground floor space. An opening into the dining area behind and glazed doors to the side with access into the living room, creates a wonderful sense of space and light.

The living room on the left does not disappoint. It is a spacious room with beautiful leaded windows flooding the room with light and a wood burning stove offering warmth in the colder months. Glazed sliding doors open into the kitchen at the rear, delivering wonderful family living and entertaining space.

The kitchen/breakfast/dining room is at the rear with two sets of glazed doors brightening the room and bringing views of the garden in. The kitchen's Shaker style cabinets provide ample storage space top and bottom with an expanse of worktops and housing for appliances. A breakfast bar with a plate rack and storage above has space for two bar stools for your morning coffee. There is ample room to the side for a dining table and chairs and further storage and space for an appliance. Bi-fold doors at the side can lie open into the family room, adding to the wonderful flow of generous living space that this home certainly delivers.

Next door the jewel in this home's crown is the vast family room that delivers versatile extra living space which could be used for anything such as your new dining room, a playroom for the children or somewhere to relax and look out into your garden.

Climbing the stairs to the first floor there are three generously sized bedrooms, one with a large en-suite bathroom, all flooded with light from their pretty windows with leafy views. A separate shower room offers convenience for any visiting guests.

On the second floor, the large master bedroom has its own en-suite bathroom and fitted wardrobes a plenty complete with bespoke shoe storage and a dressing table placed under one of the room's charming leaded windows.

Pretty spacious gardens of approximately 1/3 of an acre lie to the front, side and rear of the house, safely self-contained for pets and children. They are mainly laid to lawn with mature trees and shrubs providing a high degree of privacy with a pond and vegetable garden fulfilling your every need.

To the front, an off-road parking space large enough for several cars sits in front of a double detached garage with power and light.

Owl Lodge is, as its name suggests, brimming with character with the current owners having sympathetically modernised the interior to create a spectacular family home. A must see!





Covered pitch tiled entrance porch to wooden entrance door, which opens into:

Entrance Hall: front aspect leaded window, under stairs cupboard housing the fuse box with space for storage, wooden hallway tall unit with coat hooks, open shelving and open shoe boxes, open wall shelving, wooden effect laminate flooring, radiator in decorative cover with open shelving and glazed doors opening into:

Living Room: 15`6 x 15`5 front aspect leaded windows overlooking the front garden, fireplace with wood burning stove, stone hearth and oak beam over, wooden effect flooring, radiator and glazed sliding doors opening into:

Kitchen/Breakfast/Dining Room: 23`8 x 10`6 rear aspect double glazed windows, rear aspect glazed door opening into the garden, rear aspect French doors opening into the garden, wooden effect flooring, space and plumbing for a dishwasher, integrated double oven in tall housing unit, AEG 4 ring induction hob, extractor, space for fridge/freezer, a double Belfast sink with mixer tap and column radiator. The kitchen has plenty of worktop space, part wooden, and a good selection of eye and base level units, some glazed, with a wine rack and a breakfast bar with a plate rack, drawers and shelves and counter space for 2 bar stools. There is space for a table and chairs, fitted cupboard unit with space and plumbing for an appliance and housing for a recently fitted condensing combi boiler with wireless control thermostat, and bi-folding doors opening into:

Family Room: 21`5 x 14`8` Front aspect double glazed French doors giving access to the garden, front, side and rear double-glazed wrap around windows, front aspect Velux windows, tiled flooring with underfloor heating and fitted storage cupboard.

Stairs up to first floor landing with side aspect leaded windows, large airing cupboard with shelving for linen and cupboards above and doors opening into:

Bedroom 1: 16 x 13`8 front aspect leaded windows overlooking the front garden, open shelving set between two fitted wardrobes with hanging rails and shelving, radiator and door opening into:

En-suite: front aspect leaded window, low level WC, panel enclosed bath with mixer tap, wall mounted shower attachment, glass shower screen, Fired Earth vanity unit with wash hand basin and mixer tap over and cupboard and drawers under, heated towel rail, open shelf at the end of the bath, part tiled walls and tile effect linoleum flooring.

Bedroom 3: 12`4 x 8`5 rear aspect leaded window, fitted wardrobe with hanging rail and shelf and radiator.

Shower Room: rear aspect leaded window, shower cubicle with hand held shower attachment and rainwater shower head, pedestal wash hand basin with mixer tap over, low level WC, tiled flooring, part tiled walls and heated towel rail.

Bedroom 4: 10`7 x 9` side and rear aspect leaded windows overlooking the gardens, fitted cupboard with hanging rail and shelf, fitted open shelves with drawers under, and radiator.

Stairs up to second floor landing with side aspect leaded windows, loft access and door opening into:

Bedroom 2: 18`5 x 16`1` front and rear aspect leaded windows with views of the garden, fitted dressing table with drawers under to both sides, fitted wardrobes with hanging rails, shelving and shoe storage on 3 walls, under eaves storage, radiator and door opening into:

En-suite: side aspect leaded window, shower bath with wall mounted Triton shower, vanity unit with wash hand basin with mixer tap over and cupboards under, part tiled walls, laminate flooring, concealed cistern WC, heated towel rail and eaves storage.

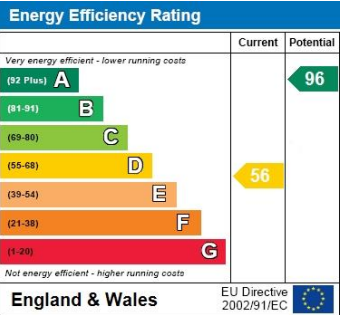




APPROX AREA EXCLUDING DOUBLE GARAGE 183 SQ.M

TOTAL FLOOR AREA : 2286 sq.ft. (212.4 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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Outside: The house is approached via a shared gravel driveway leading to a private area with parking for several cars and a double garage with an up and over door, electricity and lighting. There is a pretty lawned cottage garden to the front with perimeter lavender borders to the left and wooden gates and high hedging to the right. A gravel pathway screened by the front hedge leads to the side of the house with stone steps rising to the home's canopied porch and front door. Flowers frame the low exterior of the conservatory with the side and rear garden laid mainly to lawn with a gravelled area at the rear of the kitchen/breakfast room and a wooden gate at the rear. There is plenty of room for garden furniture with a pond, mature trees, hedging, shrubs, flower beds and wooden fencing bordering the perimeter of the garden. Behind the garage and screened by high hedging is a large vegetable garden.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band F (£3,005.09) / EPC: D (58)
Full fibre broadband

Area Information: Speldhurst, Tunbridge Wells, 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. 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.



