



Sold STC

Hill House Hill View, Barden Road, Speldhurst, Tunbridge Wells, Kent, TN3 0PZ

PRICE RANGE £975,000 Freehold

- STUNNING VILLAGE LOCATION
- Beautifully presented detached 5 double bedroom period family home on 4 levels
- Total 2852 square feet
- Stunning spacious family bathroom with roll top bath
- Feature period fireplaces with a large log burner
- Oak engineered wood flooring
- A fully tanked converted cellar
- Replacement double glazed sash windows
- Off road parking for a minimum of 3 cars



PRICE RANGE £975,000 - £1,000,000.**SUPERB VILLAGE LOCATION**BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED HOUSE ON FOUR LEVELS This unique five bedroom detached spacious period family home, which dates back to 1865, sits proudly above the road, oozing warmth and charm throughout. It has been sympathetically restored in many areas by the current vendor to provide a most wonderful spacious home for a very lucky family. The generous accommodation is spread over four floors. On the ground floor there are 3 reception rooms, a kitchen, a utility room and a cloakroom, on the first floor there are three double bedrooms, a cloakroom and a large family bathroom. The second floor comprises a further two double bedrooms. There is a fully tanked cellar (accessed from the front also) which has been converted into a stunning comfortable living space, ideal for families. The generous south facing gardens to the rear are very private and host a number of well established trees and shrubs. There is off road parking for a minimum of 3 cars. Gas fired central heating and double glazed sash windows throughout.

Viewing Information

To view this property please contact Jenny at Mother Goose Estate Agents.



Location

Speldhurst is one of the most sought after villages situated on the fringes of Tunbridge Wells. The property is within walking distance of the local village shop, the well respected Junior School and the very popular village recreation ground which is favourable with families of all ages. In the summer it is host to local cricket matches and all are welcome. There is an annual Summer Fayre where all the villagers get involved in creating a magnificent event for all age groups. Properties like this rarely come to market as villagers tend to remain within this area for many years. There are good rail links from Hildenborough, Tonbridge or High Brooms, to London MLS within a short drive from this property. This picturesque village also boasts a magnificent church which is served well by the local community. Speldhurst is fringed with some stunning countryside walks which are popular with families, dog walkers and ramblers.

General Description

This very spacious unique period property exudes so much warmth and charm and this theme flows comfortably throughout. The abundance of period features such as high ceilings, wooden beams, feature brick fireplaces, engineered oak wooden flooring, a log burner, and a very decadent family bathroom housing a roll top bath, to name but a few, is reason enough to feel excited about what else lies beneath. The attractive wood panelled staircases lead effortlessly to each floor, opening up on every level to provide generous accommodation. There has been a huge amount of love and care infused into this property by the current owner, which is evident throughout. It sits majestically set back from the road with stunning countryside views to the front of the property and additional spacious private south facing gardens to the rear. **EARLY VIEWING IS HIGHLY RECOMMENDED.**



Ground Floor

Porch

Side entrance. Hanging space for hats and coats and space for shoes. Partly glazed. Door into Kitchen.

Kitchen

Window to rear with additional partially glazed door to patio and outside terrace. Terracotta effect flooring. Wooden work top housing a double ceramic sink and drainer. Gas cooker (to remain). Dish washer (to remain). Space for fridge freezer. A generous display of eye level and base units with ample storage. door to dining room.

Dining Room

Oak engineered wood flooring. Attractive feature brick fireplace with built-in cupboards to each side for storage. Half wood panelling to the walls. Radiator.

Hallway

Wood panelled staircase to first floor and additional staircase down to the cellar room. Oak engineered wooden flooring.

Drawing Room/Reception 2

Double aspect to front and rear. Wooden flooring. Large inglenook brick exposed fireplace housing a log burner. An additional feature fireplace. Two radiators.

Utility Room/Scullery

Door to rear garden. Window to side. Tiled flooring. Eye level and base units for storage. Plumbing for washing machine and space for tumble dryer. Attractive wooden ceiling beams.

Cloak Room

Window to the side. WC and wash basin to match. Partly tiled.

Living Room

Two windows to front. Oak engineered wooden flooring. Attractive period feature fireplace with hearth and fender. Built-in side recess cabinets. Radiators.

Lower Ground to cellar

Cellar

This is a real feature of the property. A fully tanked and insulated. Tiled flooring. Windows to the front with door access to the front. Recessed halogen ceiling lights. Power connected.

First Floor

Landing

Window to rear.



Large Family Bathroom

Double aspect to rear and side. Tiled effect flooring. Delightful free standing period style roll top bath mounted on ornate feet. Large fully glazed corner shower. Attractive period feature fireplace. with wood surround and mantle. WC and wash basin to match. Built-in cupboard housing the hot water tank and shelving. Two radiators,

Bedroom One

Two windows to the front. Attractive period fireplace. Two double built-in wardrobes. Radiator.

Bedroom Three

Window to the front. Attractive period fireplace. Radiator.

Bedroom Five

Window to rear. Feature fireplace. Radiator.

Cloak Room

Window to the rear. Tiled effect flooring. WC and washbasin to match. Radiator.

Second Floor

Bedroom Four

Window to the side. Eaves storage. Two radiators.

Bedroom Two

Window to side. Two large eaves storage cupboards. Wooden flooring. Radiator.



Outside

Front Garden

A generous area mainly laid to lawn with a side path leading up from the road. A large magnolia tree and an attractive display of Copper Beech hedging to the front. Access to the cellar. Additional side pathway on the opposite side with off road parking for a number of cars. Dual gated access to the rear. Large wood store.

Rear Garden

South facing. Access from the kitchen and front gates. Large patio terrace with space for 'Al Fresco' dining. Rear lawn is slightly tiered with steps up to the first level flanked by a low brick wall. The area is mainly laid to lawn with an abundance of mature trees and shrubs. hedging to all sides to provide privacy. Ranch style fencing. Very large shed to the rear of the garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Barden Road, Speldhurst, Tunbridge Wells, TN3

Approximate Area = 2809 sq ft / 260.9 sq m

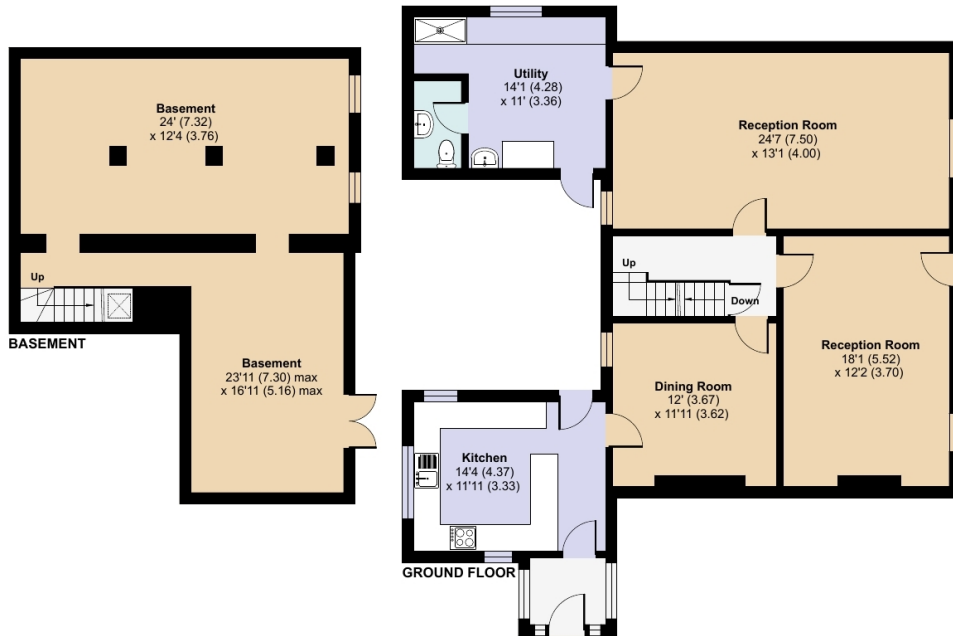
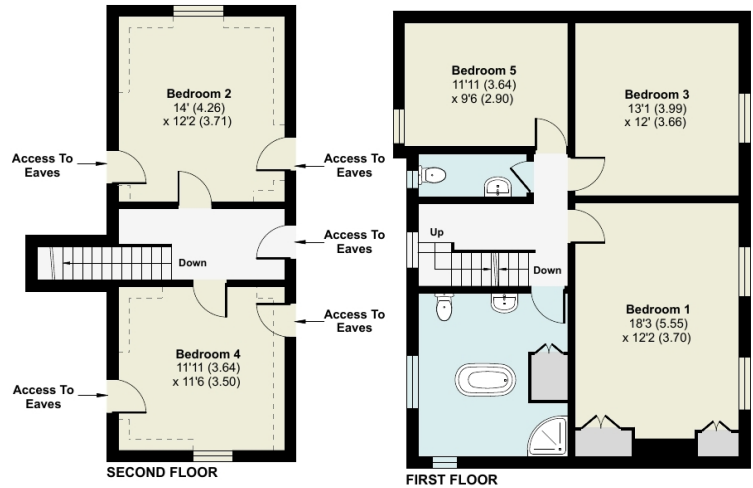
Limited Use Area(s) = 43 sq ft / 3.9 sq m

Total = 2852 sq ft / 264.8 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1103356