



WOODWARD  
Furzefield Avenue, Speldhurst - POA



# Woodward, Furzefield Avenue, Speldhurst, Kent, TN3 0LD

An outstanding brand new five bedroomed detached luxury home tucked away in a private position within the much sought after village of Speldhurst.

**Vaulted Entrance - Hall with Galleried Staircase - Downstairs Cloakroom - Study - Open Plan Kitchen/Dining/Family Room - Utility Room - Sitting Room - 4 Bedrooms at First Floor - 2 with En Suite Shower Rooms - Family Bathroom - Second Floor Master Suite including private Roof Terrace - Dressing Room - En Suite Shower Room - Audio Visual and Data Points - Gas Central Heating - Double Glazing - Landscaped Rear Garden - Extensive Parking - Double Garage - 10 Year Build Zone Warranty**

## INTRODUCTION:

Tucked away at the end of a private drive, is where you will find this beautifully appointed five bedroomed detached luxury home constructed by the bespoke home developer, JVIP. This house has been thoughtfully created to encompass all the facilities and features a modern family will require, combining contemporary fixtures and fittings within a very traditionally styled home. As you would expect with a high standard build, the property includes a superbly appointed kitchen with an extensive range of integrated appliances. All the bathrooms have white sanitary wear with chrome fittings and complimentary tiling. A Sonos audio visual system has been installed which includes fitted televisions within the family room, master bedroom and family bathroom. Data points have been installed to provide internet access throughout the property. The property's internal doors and architrave provide contrast against the painted surfaces which are complimented by the choice of fitted carpets and tiled floor coverings. Externally there is a generous rear garden which is laid to lawn with a large sandstone patio provided for outside entertaining. Parking will include ample driveway space and a detached double garage. This truly is a very limited opportunity to acquire a brand new house within this sought after village and we have no hesitation in recommending an immediate appointment to view.

The accommodation comprises: Solid wood panelled entrance door with side window to:

## ENTRANCE HALL:

A superb double height entrance with vaulted ceiling and galleried staircase, tiled floor, power points, large storage cupboard and a audio visual control cupboard.

## DOWNSTAIRS CLOAKROOM:

White suite comprising of a low level wc, counter sunk basin with mixer taps, built in cupboards, large wall mirror, tiled floor, down lighting, extractor fan.



**STUDY:**

Window to front, room thermostat, coved ceiling, power points, audio visual points.

**SITTING ROOM:**

A generous living space with bay window to front having central French doors opening to the front garden, further window to side, inset log burner with wood store beneath, power points, audio visual points.

**KITCHEN/DINING/FAMILY ROOM:**

A substantial room with two sets of bi-fold doors providing views of the garden and woodland and giving access out onto the terrace. The kitchen area has been fitted with a comprehensive range of units in two tone high gloss finish with stone work tops. This includes a central island with induction hob and extractor canopy above, a comprehensive range of integrated appliances including a wine fridge, dishwasher, fridge and freezer, microwave, twin ovens and coffee maker, under work top stainless steel one and a half bowl sink unit with mixer tap having a boiling water facility. The whole room has ceiling down lights, tiled floor with under floor heating, audio visual points and a 55 inch wall mounted HD four case Samsung TV.

**UTILITY ROOM:**

Matching high gloss wall and base units with stone worktops, stainless steel under worktop sink with mixer taps, fitted washing machine and tumble dryer, cupboard housing the wall mounted Worcester gas fired boiler, part glazed side door.

Stairs from entrance hall to:

**FIRST FLOOR GALLERIED LANDING:**

Velux window, single radiator, power points, coved ceiling, audio point, ceiling downlights, cupboard housing the pressurised hot water cylinder.

**BEDROOM:**

Windows to rear and side, single radiator, power points, built in wardrobes with hanging rails and interior lighting.

**EN SUITE SHOWER ROOM:**

White low level wc, floating wall mounted basin with mixer taps, shower cubicle with glazed doors, rainfall head and hand spray, tiled floor, chrome towel rail/radiator, extractor fan, vanity mirror, under floor heating.

**BEDROOM:**

Window to front, single radiator, built in wardrobe with hanging rail and interior lighting, power points.

**EN SUITE SHOWER ROOM:**

White low level wc, floating wall mounted wash hand basin with mixer taps, chrome towel rail/radiator, shower cubicle with rainfall head and hand spray, tiled floor, side window, extractor fan, vanity mirror, under floor heating.



#### BEDROOM:

Single radiator, window to rear, power points, built in double wardrobe.

#### BEDROOM:

Window to front, single radiator, power points, AV points.

#### FAMILY BATHROOM:

White designer suite comprising of an elliptical bath with mixer taps and hand spray, fitted flat screen TV, low level wc, floating wall mounted basin with mixer taps, walk in shower with rainfall head and hand spray, tiled floor, half height tiling to walls, window to rear, vanity mirror, chrome towel rail, radiator, under floor heating.

Stairs with large cupboard beneath lead from the first floor landing to:

#### SECOND FLOOR LANDING:

Window to side, ceiling downlights, two built in cupboards.

#### MASTER BEDROOM:

Two radiators, power points, AV points, folding doors to the whole of one wall provide woodland views and fold back to give access onto the **PRIVATE ROOF TERRACE** which is decked and fitted with glass and brushed steel balustrading.

#### EN SUITE DRESSING ROOM:

Numerous built in wardrobes with hanging rails, power points, radiator, ceiling down lights, window to front.

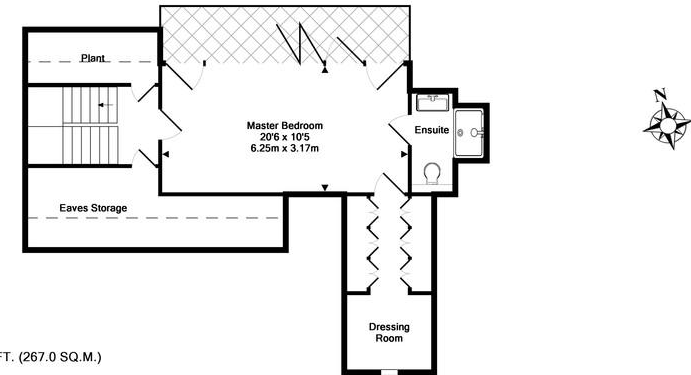
#### EN SUITE SHOWER ROOM:

White designer suite with floating wall mounted wash hand basin with mixer taps, low level wc, built in cupboards, large shower cubicle with rainfall head and hand spray, extractor fan, tiled floor with under floor heating, chrome towel rail/radiator.

#### OUTSIDE REAR:

A large sandstone patio leads to the garden which is laid to lawn, boundary fence, side access to: **FRONT:** Electrically operated gates at the beginning of the drive will give access onto a bonded resin driveway which leads the property. Off road parking is provided in front of the house with steps down to the main entrance. **DETACHED DOUBLE GARAGE.**

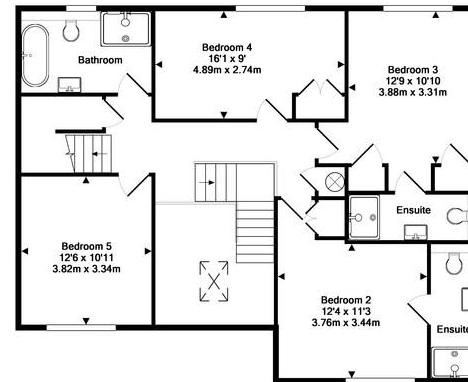
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliance their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller of his Agent.



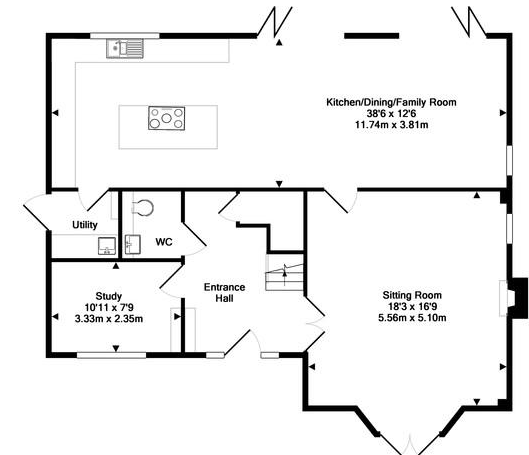
TOTAL APPROX. FLOOR AREA 2874 SQ.FT. (267.0 SQ.M.)

Whilst every effort has been made to ensure accuracy, measurements are approximate and no responsibility is taken for error or omission. Total floor area includes garages and outbuildings. Made with Metropac©2007

2ND FLOOR  
APPROX. FLOOR  
AREA 643 SQ.FT.  
(59.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1107 SQ.FT.  
(102.8 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1124 SQ.FT.  
(104.5 SQ.M.)



23 High Street, Tunbridge Wells,  
Kent, TN1 1UT  
Tel: 01892 511211

Email: [tunbridgewells@woodandpilcher.co.uk](mailto:tunbridgewells@woodandpilcher.co.uk)

BRANCHES AS CROWBOROUGH, HEATHFIELD TONBRIDGE  
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