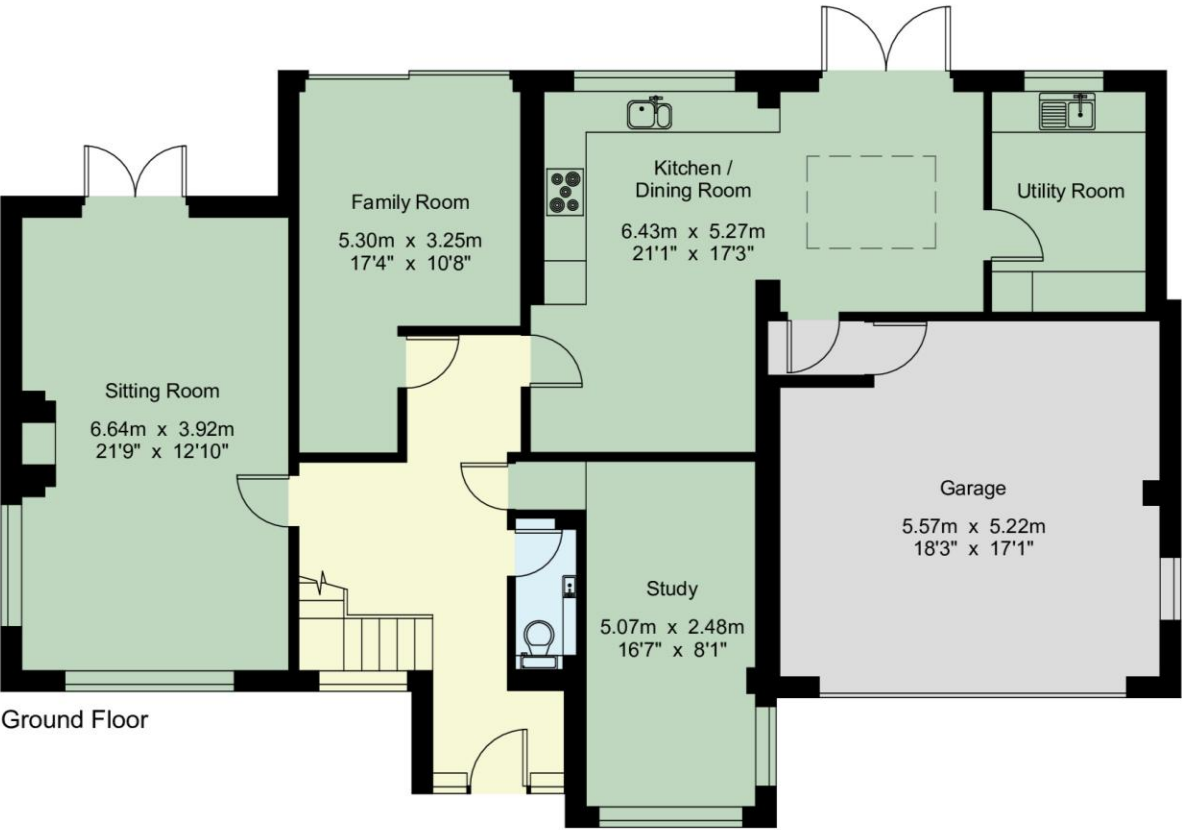


First Floor



Ground Floor

8 Dene Way

House - Gross Internal Area : 185.8 sq.m (1999 sq.ft.)
Garage - Gross Internal Area : 29.2 sq.m (314 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	77 C
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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8 Dene Way

Speldhurst, TN3 0NX

SUMNER PRIDHAM

A fabulous tile-hung family house in sought-after Speldhurst, close to Tunbridge Wells. Occupying a superb south-easterly facing position within a small, quiet cul-de-sac. This house benefits from light, spacious and versatile accommodation, particularly from the various ground floor reception rooms and enjoys numerous vantage points across the large, established gardens. Beautiful countryside and the outstanding in all categories (Ofsted March 2025) village Primary School are both within a short walk of the front door.

Covered Porch, Hall, Cloakroom, Sitting Room, Kitchen/Dining Room, Office, second Office/Playroom, Utility Room, 4 Double Bedrooms, Ensuite Shower Room, Family Bathroom, large, attached Double Garage, Gas Fired Central Heating, Double Glazed Windows, established Front and Rear Gardens with side access, Multiple Off Road Parking.

Guide price £1,200,000 Freehold



8 Dene Way, Speldhurst, TN3 0NX



Property Description

- ◆ Attractive detached family house ideally suited to buyers seeking a quiet location, away from traffic, convenient to the recently rated outstanding in all categories(Ofsted March 2025) Primary School and surrounding country walks.
- ◆ Adaptable light and spacious accommodation currently arranged to include two home offices, large kitchen dining room and reception room all with direct access to garden.
- ◆ Completely private good sized garden enjoying a tree lined backdrop.
- ◆ Covered porch leads into a spacious entrance hall with coat hanging area and features a double height window throwing light into a galleried landing and hallway.
- ◆ Attractive wooden flooring continues into a triple aspect sitting room and includes French doors out to the garden and a Wood warm Stove dual burner set into a limestone fireplace surround.
- ◆ Oak doors fitted throughout the property.
- ◆ Cloakroom off the hall with modern low level WC with concealed cistern, wall mounted washbasin, chrome towel rail.
- ◆ Dual aspect home office off the hall benefitting from an abundance of light from the large window.
- ◆ Second office/playroom features large sliding door out to the patio garden.
- ◆ Combined kitchen dining room features a roof lantern, large window and French doors out into the garden.
- ◆ Bespoke handmade kitchen installed in 2021 featuring Minerva deep worksurfaces with cupboards and ash box drawers beneath and handmade tiles to one wall, integrated appliances include separate fridge, dishwasher and oven.



- ◆ Useful access from the kitchen into an inner hall hanging area and through to a large, attached garage.
- ◆ Utility room is fitted with a good range of cupboards, stainless steel sink and drainer, space and plumbing for washing machine, window to garden.
- ◆ A turned staircase in the beautifully light hallway leads to the galleried landing and includes a good sized access trap to the loft, ladder and light connected.
- ◆ Double doors off the landing into a large linen cupboard housing hot water tank.
- ◆ Main bedroom enjoys an attractive view over the rear garden and is fitted with an excellent range of wardrobe cupboards.
- ◆ Ensuite shower room with heated floor, large wall walk in shower cubicle, WC with concealed cistern, washbasin with vanity cupboards and two chrome towel rails and window to front.
- ◆ Double bedroom 2 is currently arranged as an attractive guest bedroom with large window to the front.
- ◆ Both bedroom 3 and 4 have attractive outlooks over the rear garden.
- ◆ Bathroom is fitted with a shower end bath with separate shower above, low level WC with concealed cistern, washbasin with vanity cupboard, window and chrome towel rail.

Outside

- ◆ A large and well established garden enjoys complete privacy being on a corner plot with no overlooking properties at the rear.
- ◆ A large, paved patio which can be accessed from the sitting room, playroom , and kitchen dining room leads out to an expansive lawn which lay on 2 sides of the property.
- ◆ The garden which was established many years ago includes a number flowering shrubs and trees, including bountiful apple and walnut tree.
- ◆ Large pergola with a mature wisteria and grape vine creates a welcome shady seating area during the height of the season.
- ◆ For the garden enthusiast a Gabriel Ash greenhouse with adjacent raised bed.
- ◆ There is access either side of the house from the front.
- ◆ Multiple driveway parking leading to a double, attached garage with up and over door, window to the side and personal door into the property, gas and electric meters also housing circuit breaker.

Location

- ◆ Small cul-de-sac in the sought after Speldhurst village within easy walking distance to beautiful countryside, village shop and pavement access to Speldhurst Primary School.
- ◆ Within 3.5 miles of a train station with regular links to London and the coast and 2.5 miles from the local Grammar Schools

Viewing

Strictly by appointment only through sole agents Sumner Pridham
info@sumnerpridham.co.uk 01892 516615

