



Ground floor

21A Barden Road

House - Gross Internal Area : 111.5 sq.m (1200 sq.ft.)  
Garage - Gross Internal Area : 15.6 sq.m (167 sq.ft.)



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Score	Energy rating	Current	Potential
92+	A	96 A	97 A
81-91	B		
69-80	C		
55-68	D		
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.



## Chapel House, Barden Road

Speldhurst, TN3 0QB

SUMNER PRIDHAM

Immediate occupation available to this (STC) brand new contemporary designed detached house. Exceptionally low running costs due to its double 'A' EPC rating. Stylish accommodation includes part vaulted fully integrated kitchen day room, heated engineered oak flooring and beautifully light accommodation via its large double glazed windows. Tucked away position in the heart of Speldhurst village.

Hall, Cloakroom, Kitchen/Dining Room, Sitting Room, Principal Bedroom with Ensuite Shower Room, 2 further Double Bedrooms, Bathroom, Gas Fired Central Heating, Double Glazed Windows, Solar Panels, Carport/Garage, Parking for several vehicles, Garden, New Home Warranty.

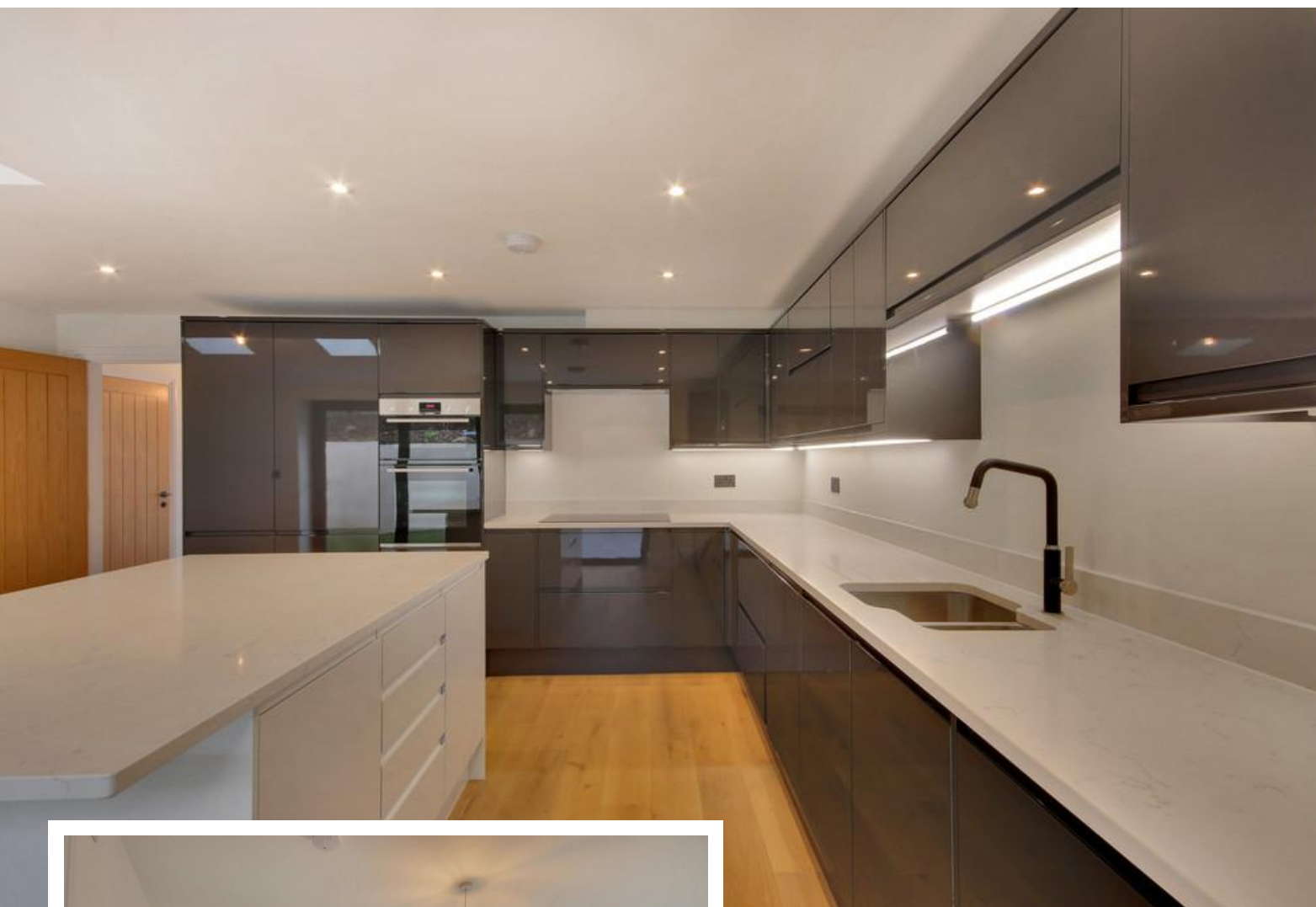
Guide price £700,000 - £725,000 Freehold **\*No Forward Chain\***



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## Property Description

- ◆ Quietly located brand new detached house benefitting from 10 year warranty.
- ◆ Ideally suited to buyers looking for a detached village house with exceptionally low running costs.
- ◆ Beautifully light accommodation finished to a high standard throughout.
- ◆ Secure contemporary styled front door with floor to ceiling glazed panel to side leads into the hall.
- ◆ Heated engineered oak flooring which continues through to the kitchen dining room.
- ◆ Ground floor doakroom with low level WC and washbasin. Superb part vaulted kitchen/dining room is bathed in natural light with 4 floor to ceiling glazed bi-fold doors plus 2 skylights, excellent range of quartz worksurfaces with inset sink and matching island including breakfast bar.
- ◆ Comprehensive range of cupboards and drawers fitted appliances include Bosch electric oven, grill and gas hob, fridge, freezer, dishwasher and washing machine, modern LED lighting plus counter lighting.
- ◆ This light and spacious room provides easy access out to the landscaped garden promoting in and out living.
- ◆ Sitting room with window to the front adds versatility to the living space.
- ◆ An attractive turned staircase leads to a feature open landing



where a stunning window to the front provides far reaching views, this space could also provide work from home area.

- ◆ Principal bedroom with built in wardrobe cupboards and features a large sliding window with glazed Juliette balcony overlooking the rear garden.
- ◆ Ensuite shower room with walk-in shower cubicle, low level WC with concealed cistern, washbasin with cupboard beneath, illuminated mirror, tiled walls and window.
- ◆ There are 2 further double bedrooms (one with built in cupboards) with aspects to the front and rear and a family bathroom comprising panelled bath with drench head shower above, low level WC with concealed cistern, pedestal wash basin, illuminated mirror, tiled walls and window.

## Outside

- ◆ One of the benefits of the property is its tucked away position away from Barden Road approached by a shared driveway leading to multiple parking space in front of a garage / car port.
- ◆ The gardens have been landscaped to provide low maintenance in a courtyard style with porcelain tiles terrace and artificial lawn, raised newly planted borders.

## Energy Rating

- ◆ The major benefit of the property is its modern specification resulting in a AA EPC rating achieved by high performance glazing, underfloor heating to the ground floor, efficient lighting, solar panels and very good thermal transmittance through the walls, roof, and flooring.

## Location

- ◆ Chapel House enjoys a tucked away position in the heart of the sought after Kent village of Speldhurst within walking distance of the highly regarded Primary School, St Marys Church and 0.3 miles from the George and Dragon Gastro Pub.
- ◆ The village shop is also close to hand.
- ◆ Tunbridge Wells and Tonbridge stations approximately 4.5 miles with services to London Cannon Street and Charing Cross via London Bridge and Waterloo East, or to Hildenborough Station approximately 5.4 miles away.

## Practicalities

- ◆ **Services:** Mains gas fired central heating, water, electricity and drainage.
- ◆ Solar panels and a 10 year build-zone new homes warranty.

## Viewing

Strictly by appointment only appointment only through sole agents Sumner Pridham  
[info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615

