

Alexandre Boyes

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Scriventon House, Stockland Green Road, Speldhurst, TN3 0TU



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Montpelier Lodge, 48 Mount Ephraim, Tunbridge Wells, Kent TN4 8AU

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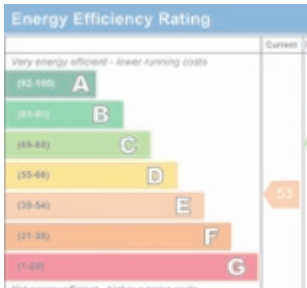
- Porch
- Cloakroom
- Study
- Sitting Room
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Master Suite
- Two further suites
- Two further bedrooms
- Family Bathroom
- Outbuildings
- Two Bedroom Detached Studio
- Tennis Court
- Approximately 11.3 Acres of Gardens and Grounds



Scriventon House is an attractive country property dating from the early 1900's, set within its own gardens and grounds of 11 acres in this idyllic setting with views over the Kent countryside, recently refurbished by the present owners to offer superb family house. The beautiful accommodation includes a spacious reception hall with elegant staircase, formal drawing room with lantern skylight, family room, dining room with views to the front, study and the magnificent 38' kitchen/ breakfast room ideal for entertaining with doors onto its own courtyard garden. To the first floor, the superb principle suite enjoys far reaching views, dressing room and spacious ensuite bathroom. There are two further suites, two bedrooms and a family bathroom. The gardens and grounds are some of the finest we have seen with a sweeping tree lined drive leading to the house through a magnificent avenue of trees, formal lawns, a new tennis court, light woodland, paddocks and a two bedroom detached studio. There are a fine selection of highly regarded schools in the area including grammar, private, preparatory and secondary levels. Tunbridge Wells and Tonbridge stations both provide regular services to the City and West End in under an hour by fast train. A viewing is highly recommended to appreciate this fantastic family house with beautiful mature gardens and grounds.

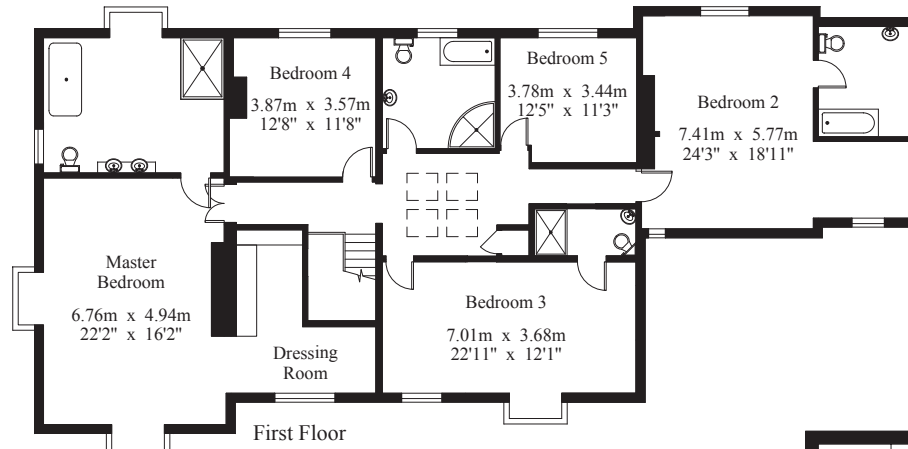
Directions: From our offices on Mount Ephraim turn left and continue onto the St Johns road. Continue until you reach the traffic lights as you enter Southborough and turn left into Speldhurst road. Continue along Speldhurst road which meets Etherington Hill. At the bottom of Etherington Hill turn right into Stockland Green road and left into Franks Hollow Road. The entrance will be found a short distance on the left indicated by a lodge house.





IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

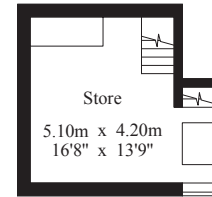


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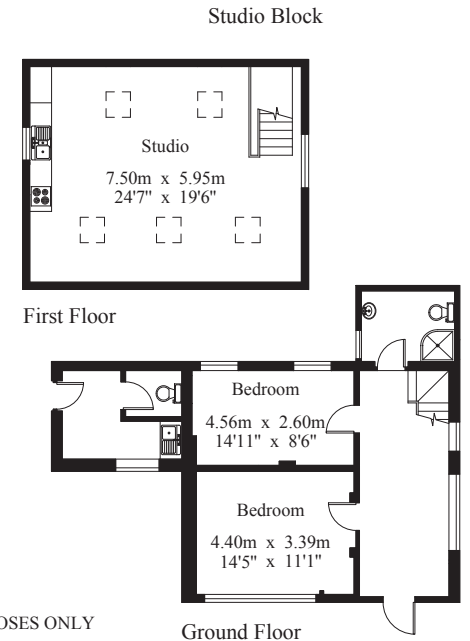
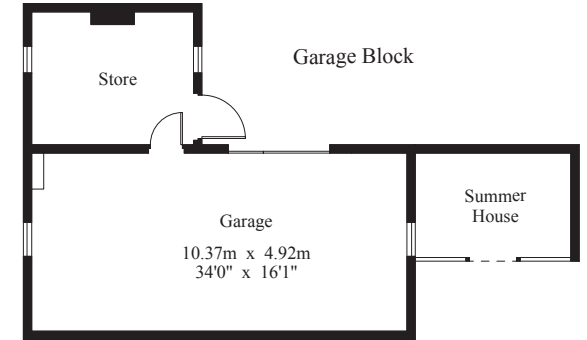
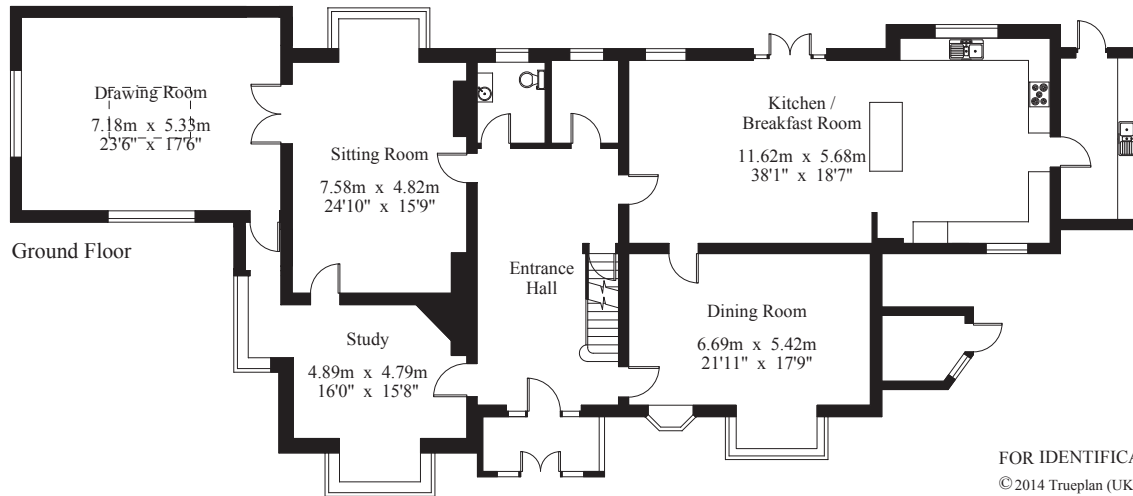
House - Gross Internal Area : 492.2 sq.m (5298 sq.ft.)

Studio - Gross Internal Area : 102.8 sq.m (1106 sq.ft.)

Garage - Gross Internal Area : 81.6 sq.m (878 sq.ft.)



Cellar



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