



Harwarton, Speldhurst, Tunbridge Wells



Harwarton, Lower Green Road, Speldhurst

An impressive and substantial attached 'Arts and Crafts' house, built originally for the Powell family, now having been sympathetically renovated and set up a long driveway in a private position on the edge of the historic village of Speldhurst.

Speldhurst Village - 1 mile. Tunbridge Wells Station - 3.2 miles (London Bridge from 42 minutes). Tonbridge Station - 4.5 miles (London Bridge from 35 minutes). A21 (Tonbridge) - 3.5 miles. M25 (J5) - 13.5 miles. (All times and distances are approximate).



Tenure: Freehold

Local authority: Tunbridge Wells Borough Council. Tel: 01892 526121

Council tax band: A & F

Services: Mains water and electricity. Private drainage. Oil fired central heating.





The Property

Harwarton is a sizeable portion of the original house, blending an array of character features and modern touches yet preserving the purity of the era including stone mullion windows, an impressive 'sit-in' inglenook fireplace and cellar. The front door opens into a spacious and welcoming hallway with original wooden floorboards, a self-contained utility room and separate w.c. This leads through to the most spectacular kitchen/dining room which is the principal reception room for day to day living with full length sliding doors running across the entirety of the rear, ensuring an abundance of natural light floods the room and providing access to the beautiful gardens and grounds. The high specification Clive Christian kitchen has been well thought out and includes a central island, butler's sink, a range of integrated appliances and bespoke cabinetry. On this floor there is also a wonderful drawing room with Herringbone flooring and a feature open fireplace. There is a further separate study.

On the first floor there are five double bedrooms, three have stunning views across the gardens and grounds. Two of the bedrooms have ample space for storage cupboards, there are two bathrooms, a separate w.c. and an en suite bathroom.

On the second floor there are three bedrooms, a large and well-appointed bathroom and a kitchen/dining room. This is a fabulous space and could be used as separate accommodation, accessed through the house.





A substantial property with outstanding views and beautiful gardens and grounds



Gardens and Grounds

The house is approached via a long communal driveway that forks off and leads to the property arriving at a gravel parking area and detached garage at the front of the house. The garden is a particular feature of the property with an expanse of lawn, established orchards, wilding flower gardens, and vegetable patches.

Situation

Harwarton is situated just 1 mile from the village of Speldhurst to the northwest of Tunbridge Wells. Speldhurst offers a village store with post office serving day-to-day needs, primary school, doctor's surgery, church and one of the most popular gastro-pubs in the area. Tunbridge Wells provides a comprehensive range of shopping and leisure facilities, and mainline railway stations at Tunbridge Wells and Tonbridge provide services to London from 35 minutes. Both towns offer an excellent range of schools within both the state and private sectors.

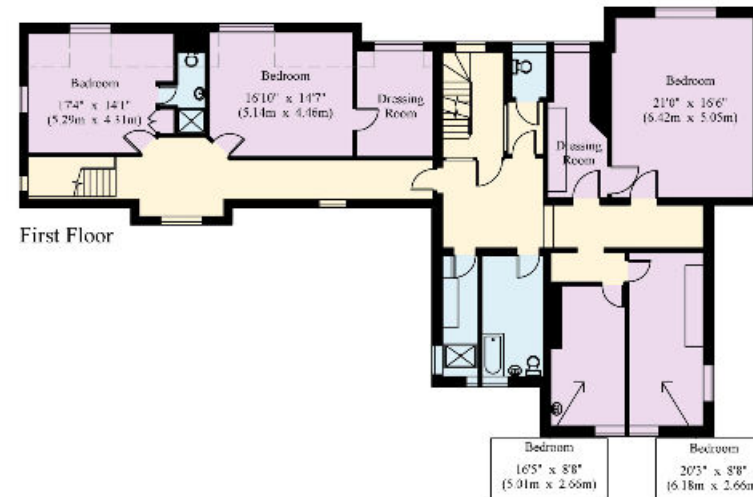
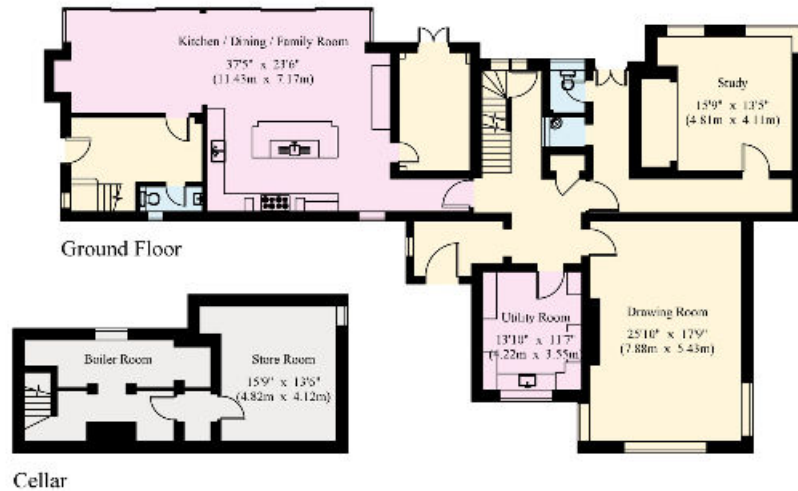
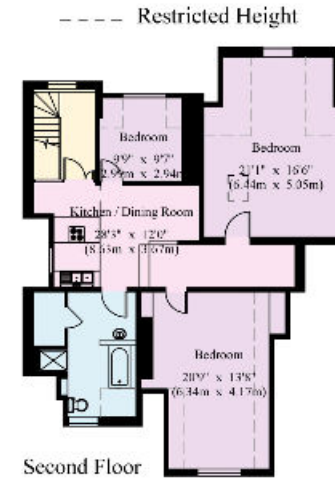
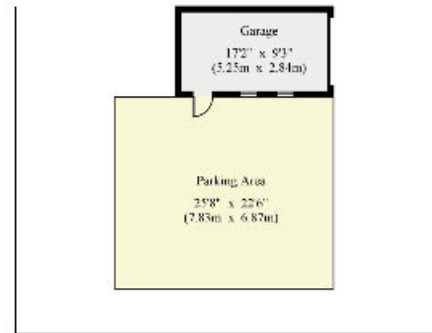
Directions (TN3 0NB)

Heading towards Southborough on Speldhurst Hill, turn right onto Lower Green Road and continue for approximately 100 yards. At Harwarton Lodge turn right on to the private driveway and proceed along where Harwarton will be the second house on the right-hand side.



Approximate Gross Internal Floor Area
House: 624.7 sq m / 6724 sq ft
Garage: 14.9 sq m / 160 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
Tunbridge Wells
 47 High Street
 Tunbridge Wells
 Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more
Ross Davies
 01892 515035
ross.davies@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2023. Photographs and videos dated June 2022 and April 2023. Our ref: RD/ I:1116358.

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