



Wansfell House, Speldhurst, Tunbridge Wells, Kent



Situated in the charming village of Speldhurst, an exceptional 'future proofed' family home occupying a superb position with wonderful garden and grounds.

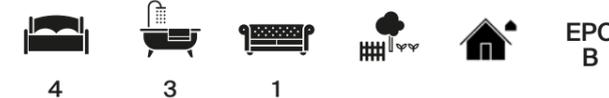
Situation

Wansfell House is located in the centre of Speldhurst village which boasts a thriving community spirit and the convenience of a local shop and post office, doctor's surgery, the renowned 13th Century gastro pub 'The George & Dragon', a church and an 'Outstanding' primary school. Speldhurst is set within the High Weald Area of Outstanding Natural Beauty and is awash with local walking and cycling routes each offering breathtaking views across the surrounding countryside.

Less than five miles to the north is Tonbridge town, which has a good range of supermarkets, independent food shops, restaurants, cafes and leisure amenities, as well as exceptional rail links to London Terminals and Gatwick. The nearby spa town of Tunbridge Wells offers an upmarket range of shopping facilities with many major national stores in Royal Victoria Place, as well as the Old High Street and The Pantiles. Schools in both areas are some of the best in Kent, with an excellent range of comprehensive, grammar and private schools, including the Schools at Somerhill, Holmewood House, Rosehill, Tonbridge, Sevenoaks, Mayfield and Benenden.

Distances

Speldhurst village centre is 0.08 of a mile. Tonbridge 5 miles (London Bridge 32 minutes from Tonbridge). Tunbridge Wells 3.5 miles. Central London 43.9 miles. Heathrow Airport 57.1 miles. (All times and distances approximate)



The Property

Situated in the centre of the picturesque village of Speldhurst, this once single-storey bungalow has been sympathetically renovated and added to, to create an “L” shape by the owner, offering beautifully presented accommodation with superb gardens and grounds.

The property benefits from high ceilings, underfloor heating, new aluminium and Velux windows, new doors, insulated to current standards throughout, low energy lighting and the addition of an up to date R290 Air Source Heat Pump, Solar Panel & Battery Heating and Electric Supply System.

The front door opens up to a large and welcoming entrance hall with crema marfil tiles, with access to all the principal living areas. To the rear of the property is a superb shaker style open plan kitchen/dining room offering a peninsula/island with seating, fitted wall and base units, fully integrated appliances including cooker, fridge/freezer, dishwasher and microwave; double doors via the vaulted ‘suntrap’ area leads out to a beautiful south-facing garden.

There are three large bedrooms located on the ground floor with, two overlooking the front of the property and a well-appointed family bathroom. The sizeable principal suite enjoys an attractive outlook; with walk in dressing room, a “private view” of the garden through triple bi-fold doors and of the stars through an automated, double Velux window in the ceiling; and a luxurious ensuite with Kaunas marble tiles and a dual vanity.

A separate utility room and sitting room complete the ground floor.

Stairs lead up to the first floor, to a study area with eaves access, as well as an additional guest bedroom and bathroom.







Gardens and Grounds

The property is approached from the main road via its own tarmac driveway up to two automated wooden gates, leading to a detached garage with EV charging point and space for parking multiple cars. There is also a side gate for pedestrian access.

To the rear is a secluded south facing flat garden mainly laid to lawn, with a mix of established and new trees and shrubs. A reinforced concrete base has been laid in the rear garden in readiness for a chosen building to be constructed subject to the usual planning consents. It is pre-cabled/piped and ducted for electricity, Cat 6, Wi-Fi, alarm and water.

Directions (TN3 ONY)

From Tunbridge Wells head west onto Crescent Road (A264) towards Bishops Down roundabout, take the 2nd exit onto Langton Road (A264). After a short distance, turn right on to Rusthall Road and then turn right onto Lower Green Road, continuing on for 1.5 miles. Take a slight left onto Speldhurst Hill, following this road until it becomes Penshurst Road; after a short distance (420 ft) turn left, where the property can be found through a private gated drive.

Property information

Services Air Source Heat Pump. Solar Panel & Battery Heating and Electric Supply System. Mains drainage.

Local Authority Tunbridge Wells Borough Council
Tel. 01892 562121.

Council Tax Band E

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP

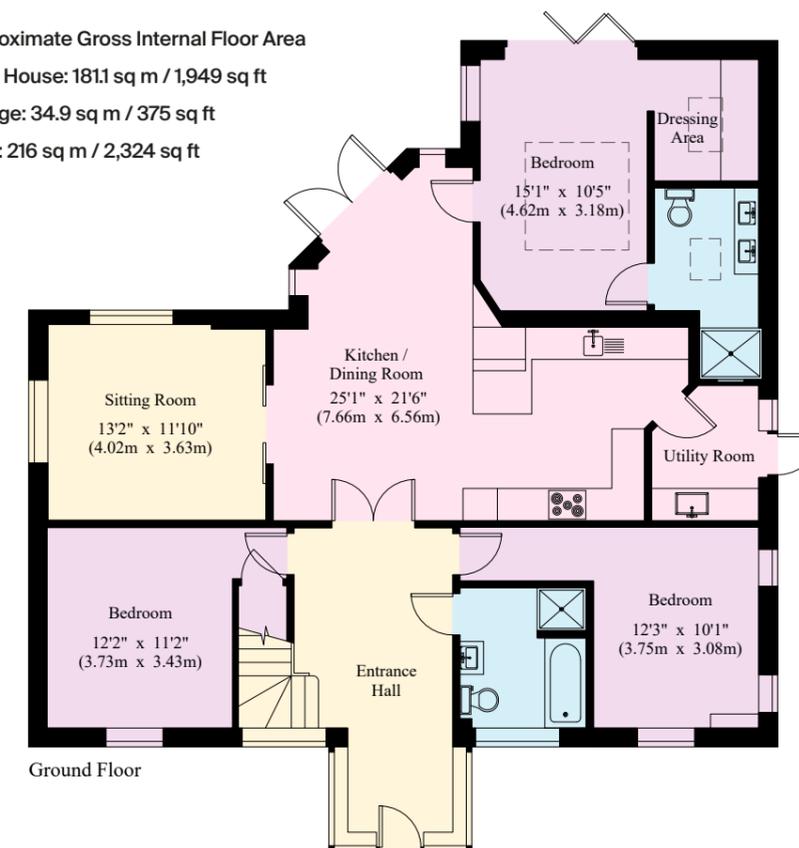


Approximate Gross Internal Floor Area

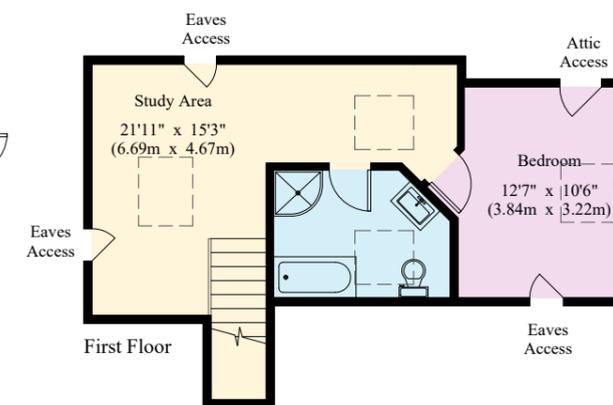
Main House: 181.1 sq m / 1,949 sq ft

Garage: 34.9 sq m / 375 sq ft

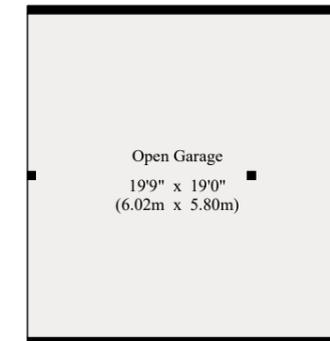
Total: 216 sq m / 2,324 sq ft



Ground Floor



First Floor



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.

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Particulars dated August 2024. Photographs and videos dated August 2024.
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