



LODGE EThERTON

Stockland Green Road, Speldhurst, Tunbridge Wells, Kent



AN ELEGANT VICTORIAN FAMILY HOUSE IN DELIGHTFUL GARDENS

Tunbridge Wells station 3.4 miles (London Bridge from 45 minutes).
Tonbridge station 3.8 miles (London Bridge from 34 minutes).
Gatwick airport 23 miles. Central London 40 miles.
(All times and distances approximate)

			EPC
5	2	4	F

Local Authority: Tunbridge Wells Borough Council

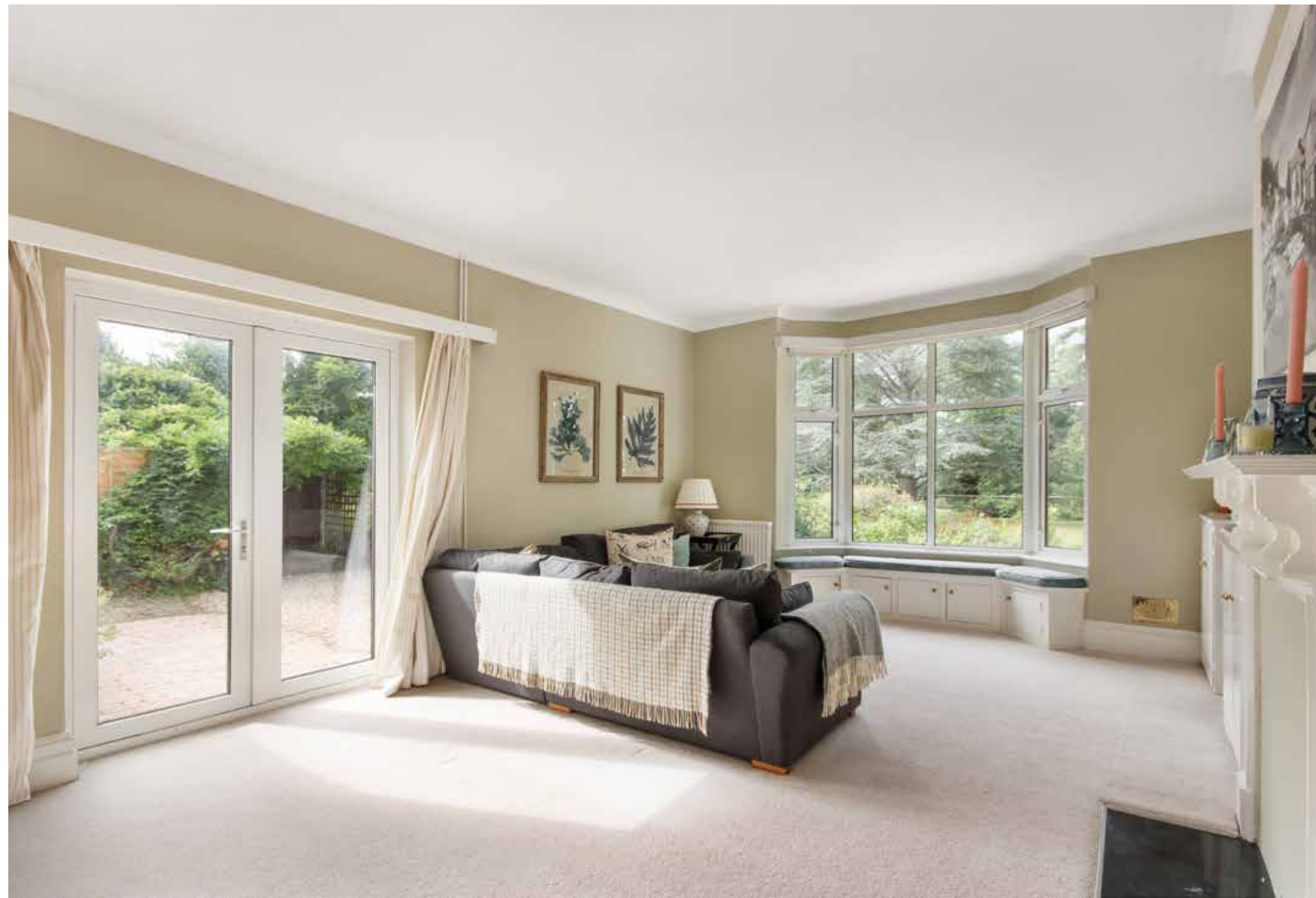
Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Mains drainage.

Postcode: TN3 0TX

www.what3words.com/stardom.minivans.lights



FABULOUS RURAL POSITION, YET CLOSE TO AMENITIES

The property sits in a lovely rural position on the outskirts of the sought-after and historic village of Speldhurst, which has a great sense of community and offers an excellent range of local amenities including a community shop and Post Office, farm shop, primary school (rated 'Outstanding' in all areas by Ofsted; Feb 2025), doctors' surgery, church and popular George & Dragon gastropub. Nearby Tunbridge Wells provides comprehensive facilities with national stores and a variety of individual shops, boutiques and restaurants in the famous Pantiles and Old High Street. Mainline train services are available at Tunbridge Wells and Tonbridge providing a regular service to London. Tunbridge Wells and Tonbridge provide a number of well-regarded schools including Holmewood House, Rose Hill, Beechwood, Tonbridge School and The Schools at Somerhill. There are also grammar schools (for girls and boys), including Skinners, Judd, Tunbridge Wells Girls and Tonbridge Girls Grammars.

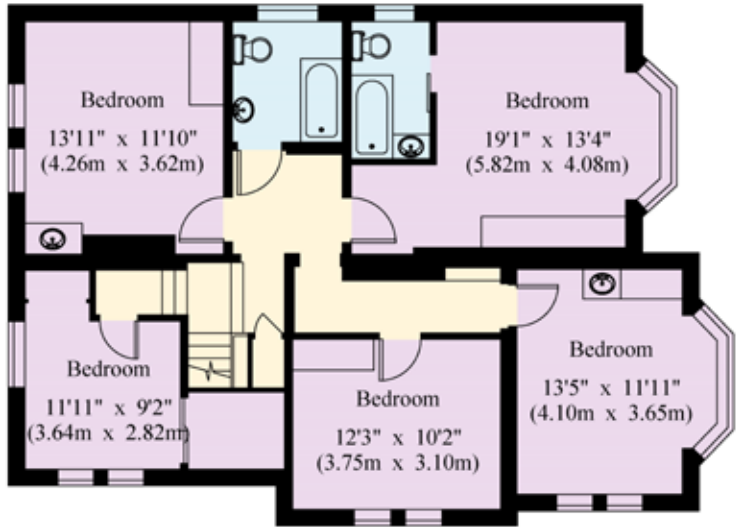
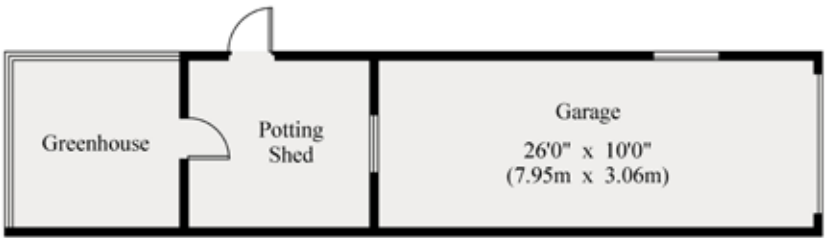
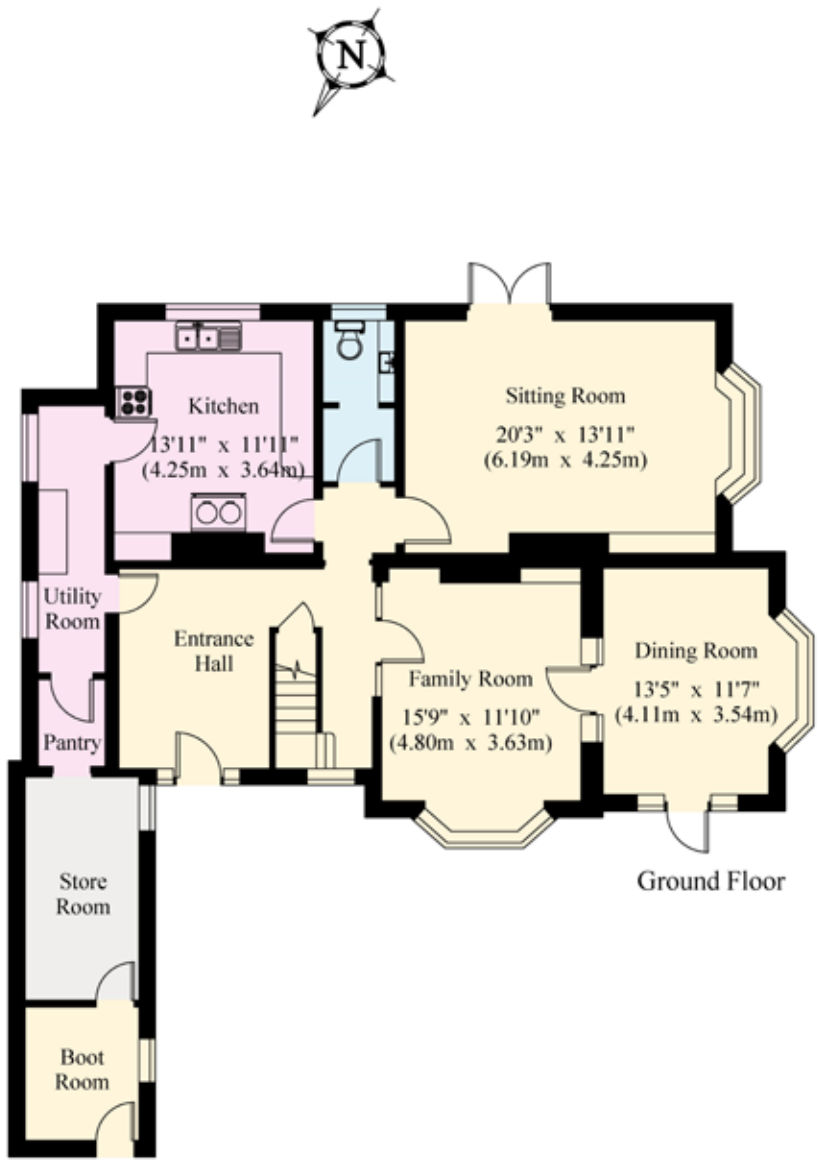




LODGE ETHERTON SITS WITHIN DELIGHTFUL GARDENS

This attractive Victorian family house provides elegant and extremely versatile accommodation, arranged over two floors, set within delightful level gardens of just under an acre. Internally, the property benefits from character features typical of the period including high ceilings, fireplaces, bay windows and well-proportioned living space. The principal reception rooms all have bay windows and include a double aspect sitting room with a charming window seat as well as French doors opening out to the gardens. There is also a family room, leading through to a double aspect dining room with a door to the gardens. To the rear, the kitchen has an Aga cooker and a utility room and walk-in pantry off to one side, leading to a store room and boot room providing secondary access to the front. On the first floor, there are five good sized bedrooms (one of which has an en suite bathroom), and a family bathroom. Outside, the house is approached over a driveway leading to a garage and parking area. The delightful lawned gardens surrounding the house are beautifully maintained and provide privacy. To the rear there is a large outbuilding, currently utilised as a garage, shed and walled greenhouse. There are various terraces, ideal for al fresco dining and entertaining, as well as a fenced hard tennis court, a children's play area, small orchard and vegetable patch of timber raised beds with gravel paths.





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Approximate Gross Internal Area =
House: 223.7 sq m / 2407 sq ft. Garage Building: 44.7 sq m / 481 sq ft
TOTAL: 268.4 sq m / 2888 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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