



Burnt Cottage, Langton Road, Speldhurst, Tunbridge Wells, Kent TN3 0JU

Guide Price £1,250,000 Freehold

When experience counts...

est. 1828  
**bracketts**

An outstanding, five bedroom, Grade II Listed period property, believed to date back to the 1800s. Situated in a spectacular setting with far reaching views over fields and woodland, on the outskirts of Speldhurst village (0.6 of a mile away) and approximately 3.6 miles from The Pantiles, Tunbridge Wells. Burnt Cottage retains many character features including exposed beams, wooden floors, exposed ceiling and wall timbers. Many features have been added to provide a modern stylish edge, whilst remaining sympathetic to the style of the property. The kitchen and utility rooms have been extended, giving an excellent flow into the large outside entertaining area via the bi-fold doors. The kitchen has been cleverly designed and includes a vaulted ceiling, exposed beams and a large central island incorporating a range of Shaker-style units with Corian worktops, a butler sink and a dining area. The principal bedroom is tucked away accessed via the dressing room (could be bedroom 5) where stairs lead you to the bedroom with excellent views and a large luxurious en suite. There are a further three spacious bedrooms and a family bathroom. The gardens extend to approx. just over 0.6 of an acre with a Barn-style double garage in a shared block, plus there is further parking next to the house which offers one to two spaces. There has been a recent addition of a cedar clad office, with wired internet, LAN cabling, which enjoys stunning views across the countryside. The gardens are well planted with cottage-style plants and with many mature trees and hedging. There is a second area of lawn which the owners leave wild to attract wildlife and a number of sheds and a chicken coop.

- Outstanding Grade II Listed Period House dating back to the 1800s
- 4/5 Bedrooms
- Stunning Far Reaching Views Across Countryside
- Situated 0.6 of a mile from Speldhurst and 3.6 miles from Tunbridge Wells
- Spacious Rooms retaining much of the Original Character
- Excellent Family Accommodation
- Extensive Gardens with Views over Countyside
- Home Office Located in the Garden
- Double Barn-Style Garage
- Additional Parking for 1 to 2 Cars





### LOCATION:

This property enjoys an unrivalled position set towards the rural fringes of this picturesque and highly sought-after village.

Speldhurst primary school has been awarded an 'Outstanding' Ofsted Report. The village has a doctor's surgery, Parish church, the historic George & Dragon public house which dates from the 13th Century and there is a local post office and store, all of which are within a mile.

From the property the East Sussex & Kent countryside is readily available with numerous foot and bridle paths. There are comprehensive shopping amenities and a host of state and independent schools in Tunbridge Wells and Tonbridge which are approximately 3 and 5 miles respectively. Both towns have mainline railway stations affording commuter access, as does Hildenborough station which is about 6 miles away. The A21 is 5.3 miles distant and connects to the coast, London and the M25 motorway. The area enjoys a host of sport and leisure facilities.



Council Tax Band: G



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Approximate Area = 2201 sq ft / 204.5 sq m

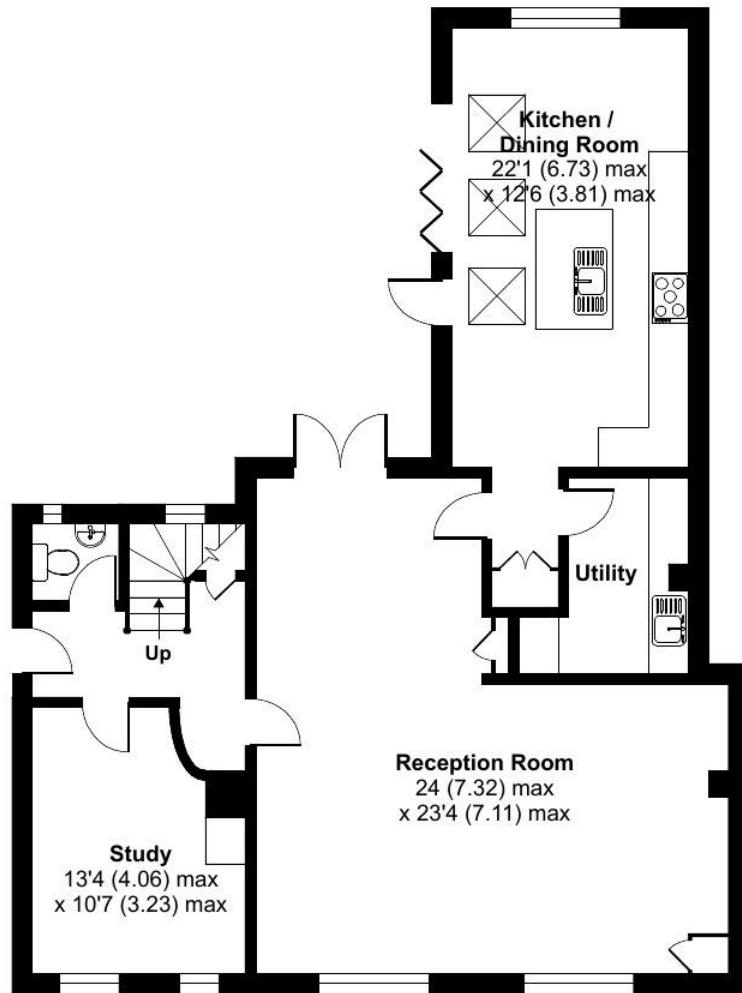
Limited Use Area(s) = 38 sq ft / 3.5 sq m

Garage = 317 sq ft / 29.4 sq m

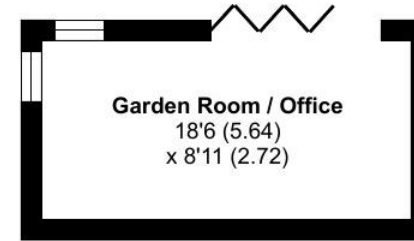
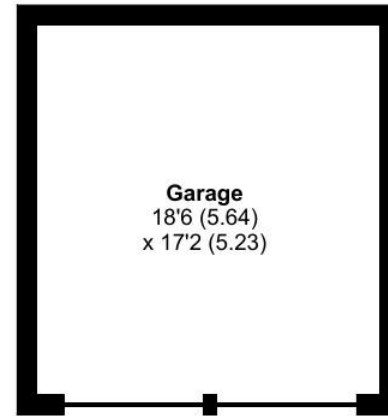
Outbuilding = 166 sq ft / 15.4 sq m

Total = 2722 sq ft / 252.9 sq m

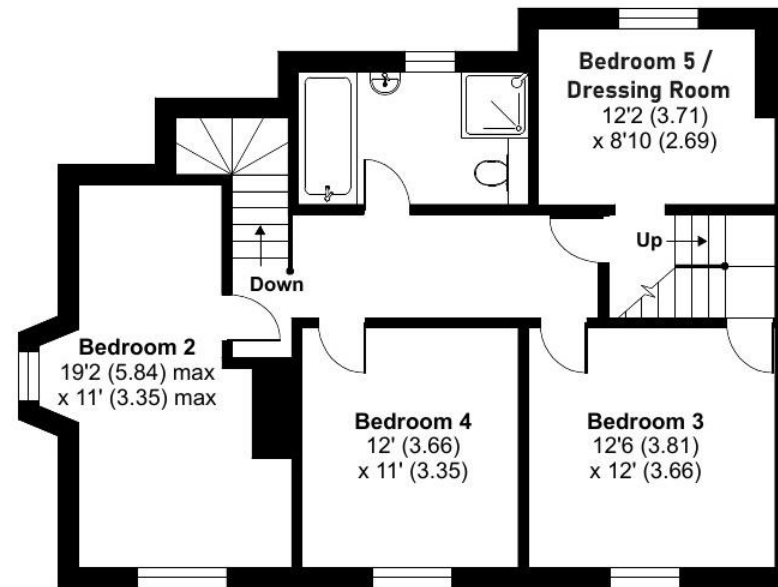
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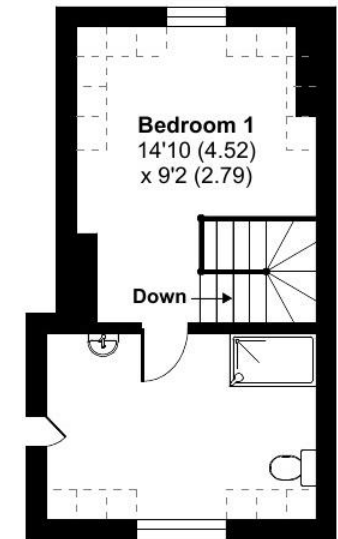
GROUND FLOOR



Denotes restricted head height



FIRST FLOOR



SECOND FLOOR