



PIPPINS, FURZEFIELD AVENUE
SPELDHURST - GUIDE PRICE £1,000,000 - £1,100,000



Pippins

Furzefield Avenue, Speldhurst, Tunbridge Wells,
TN3 0LD

**Entrance Hall - Cloakroom - Sitting Room - Kitchen - Dining
Room - Study - Utility Room - Rear Lobby - Demi-Landing -
Four Bedrooms - Landing - Two Bathrooms - Garage - Front
Garden - Large Rear Garden**

Situated in the highly desirable village of Speldhurst, close to the well regarded and popular primary school as well as being only 4 miles from the main line station is this detached family home.

Offering an elevated position with spacious and well laid out accommodation over two floors you have far reaching views to the front and a lovely aspect over the gardens and towards the Speldhurst Cricket Grounds to the rear.

Internally there is a good size entrance hall with the original wooden front door leading you to the principal accommodation. The sitting room features an open, wood burning fireplace and enjoys a southerly aspect and direct access to the garden. There is a formal dining room as well as the kitchen which although would benefit from modernisation does have further scope to extend. There is a utility room, cloakroom and large larder cupboard also on the ground floor.

The first floor offers the principal bedroom with a garden aspect as well as three further bedrooms with two of them having built in wardrobes. There is the modern family bathroom and a further bathroom on this floor.

Outside there is the benefit of a tandem garage and ample driveway parking set behind wrought iron gates with a walk-in access gate. To the rear there are extensive south-facing formal gardens comprising lawns and flower beds and borders with a range of mature plants and shrubs as well as fruit trees and vegetable plot and a "wild" section to encourage birds and bees.

Rarely available in this location we have no hesitate in recommending an early viewing to fully appreciate the size and scope of this wonderful home.





Covered entrance porch to original wood front door with double glazed window.

ENTRANCE HALL:

Stairs to first floor, two radiators, understairs cupboard, steps down to:

CLOAKROOM:

Double glazed window to front, wc, wall mounted basin with tiled splashback.

KITCHEN:

Double glazed window to front and original little window to side, floor and wall cupboards and drawers with contrasting work surface and tiled splashback, one and a half sink unit with mixer tap and drainer, space for dishwasher and cooker, radiator, large larder cupboard, breakfast bar.

REAR LOBBY:

Cupboard housing gas meter and storage, door to front leading to the outhouse, further door to:

STUDY:

Range of integrated shelving, space for fridge freezer, double glazed window to rear, double glazed door to garden, door leading to:

UTILITY ROOM:

Double glazed window to rear, sink unit with hot and cold taps and drainer, space for washing machine, wall mounted boiler.

DINING ROOM:

Double glazed window to rear, radiator.

SITTING ROOM:

Double glazed window to rear and double glazed door to garden, brick built open fireplace with tiled hearth, radiator.

DEMI-LANDING:

Double glazed window to front, split staircase to right.

BEDROOM:

Double glazed window to rear, radiator, door to main bedroom, loft hatch.

BATHROOM:

Double glazed window to side, bath with hot and cold taps, wc, handwash basin with tiled splashback, radiator.

LANDING:

Double glazed window to front with far reaching views, radiator, eaves storage, airing cupboard housing hot water tank.

BEDROOM:

Double glazed window to rear, radiator, range of built in furniture including wardrobes and dressing table.

BEDROOM:

Double glazed window to rear and side, handwash basin, radiator, built in wardrobe.

BEDROOM:

Double glazed window to front, radiator, built in wardrobe.

BATHROOM:

Frosted double glazed window to front, bath with mixer tap and separate thermostatic shower over bath, glass screen, tiled walls, basin and wc set into vanity unit with cupboard, heated towel rail.

GARAGE:

Tandem garage with double wooden doors, power and lights, passenger doors to garden.

OUTSIDE FRONT:

Fence bound with wrought iron gate leading to driveway, side wrought iron gate to footpath, lawn, flowerbeds and borders, path to front door, access to side and outhouse.

OUTSIDE REAR:

Patio with retaining wall and steps up to large level lawn with flower beds and borders housing a range of mature trees, shrubs and flowering annuals, range of fruit trees, large vegetable patch, shed, gate leading to Speldhurst recreation ground, side access.



SITUATION:

The property is situated in a quiet cul-de-sac location just minutes' walk from the well regarded Speldhurst Primary School as well as being near a range of secondary schools. The village itself is considered highly desirable with its easy access to surrounding countryside ideal for dog walkers and nature enthusiasts as well as being a commutable distance from Tonbridge and Tunbridge Wells where there are fast and frequent services to London mainline stations. The village also offers a local post office and general store, popular public house, church and excellent community life.

TENURE:

Freehold.

COUNCIL TAX BAND:

G

VIEWING:

By appointment with Wood & Pilcher 01892 511311

AGENTS NOTE:

£30 Donation to the recreation ground to keep the recreation ground maintained as they have access via the garden.

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas central heating



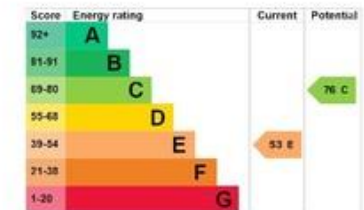


Ground Floor



First Floor

House Approx. Gross Internal Area 1659 sq. ft / 154.1 sq. m
 Approx. Gross Internal Area (Incl. Garage & Outhouse) 2013 sq. ft / 187.0 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

124 London Road, Tunbridge Wells,
 Kent, TN4 0PL
Tel: 01892 511311

Email: southborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
 TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Sales, Lettings, Land & New Homes





**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes