



Penshurst Road, Speldhurst, Kent, TN3 0PQ

£1,150,000 Freehold

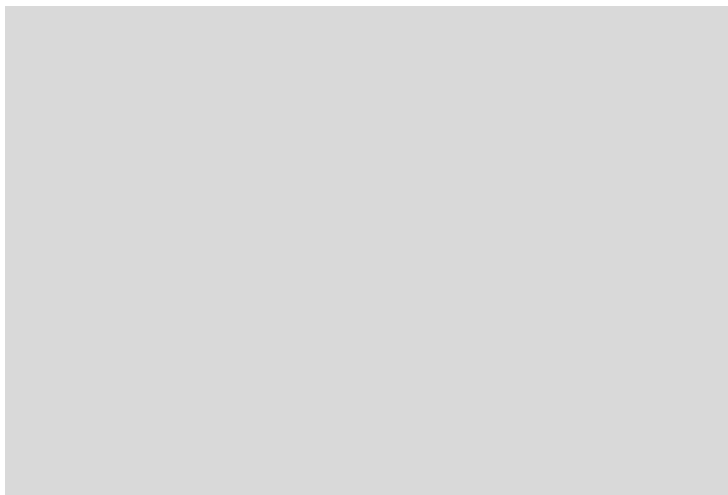
**MANSELL  
McTAGGART**  
Trusted since 1947



## *in brief...*

- Music room
- Impressive sitting room with wood burner
- Ground floor guest bedroom/family room with en-suite shower room
- Large conservatory
- Stunning open plan bespoke kitchen/dining room

- Utility room
- Master bedroom with dressing area and en-suite
- Three further bedrooms
- Attractive and generous size rear gardens
- Total plot about a third of an acre





## *in more detail...*

VIDEO TOUR AVAILABLE. A beautifully extended and much improved four/five bedroom (three bath/shower rooms) detached family room occupying a generous size plot extending to a third of an acre beautifully positioned in the centre of this highly desirable village within walking distance of a post office/store, an outstanding primary school and a historic pub. This light and spacious home offers accommodation extending to almost 3,000 sq. ft. and has been significantly extended in recent years to include a fine oak framed and bespoke kitchen/dining room with glazed doors which open directly to the patio and gardens. The gardens are a particular feature and are of a generous size with a flagstone seating patio adjoining the rear of the property the remainder laid predominately to lawn flanked and interspersed with numerous mature shrubs and trees. The light and versatile accommodation which could incorporate a self-contained annex or large home office if required, comprises in brief on the ground floor, a wide covered entrance, a good sized reception hall, a cloakroom, a separate study, a music room, an impressive sitting room with wood burner, a large conservatory, a ground floor bedroom/family room with en-suite shower room, a large open plan kitchen/breakfast/dining room with walk-in pantry and a useful utility room. From the reception hall, a staircase rises to the first-floor landing, a master bedroom with dressing area and en-suite shower room, three further good sized bedrooms and a family bathroom with roll top bath. The first-floor bedrooms enjoy fine unbroken far reaching views to Bidborough Ridge. Outside, the property is approached via a sweeping tarmac driveway, which provides off street parking for numerous vehicles flanked to one side by an area of front garden laid to lawn. EPC Band D.

## *worth bearing in mind...*

The area is well served with a range of state and private schools including preparatory schools in Langton Green (Holmewood House), Tunbridge Wells (Rose Hill) and Tonbridge (The Schools at Summerhill). Grammar schools in Tunbridge Wells and Tonbridge and independent schools in Sevenoaks, Tonbridge, Mayfield, Eastbourne, Upper Dicker (Bedes) and Brighton.



## *the location...*

Ragstones is positioned centrally within the highly sought after village of Speldhurst within close proximity of the highly regarded Church of England primary school (Ofsted outstanding), the imposing and handsome St. Mary's Church, and within a short walk of the newly refurbished 13th century George and Dragon gastro pub. The village offers a good range of local amenities with the Speldhurst community shop and post office, village hall and recreation ground, home to many local clubs including the long running local football and cricket teams and enjoys access to many countryside walks and cycle routes. Speldhurst lies approximately four miles to the north west of Tunbridge Wells with its extensive shopping and recreation facilities and main line station. The village is also within very convenient reach of nearby towns of Tonbridge and Sevenoaks. Main line railway services can be found in Tunbridge Wells and Tonbridge, both approximately 4.5 miles with services to London Canon Street and London Charring Cross (via London Bridge and Waterloo East). Alternatively, Hildenborough station, just one stop down the line from Sevenoaks is about 5.5 miles.

Please check google maps for exact distances and travel times (property postcode: TN3 0PQ)

# Ragstones



Ground Floor  
Approximate Floor Area  
1897.24 sq ft  
(176.26 sq m)

First Floor  
Approximate Floor Area  
1015.46 sq ft  
(94.34 sq m)

Approximate Gross Internal Area = 270.60 sq m / 2912.71 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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