

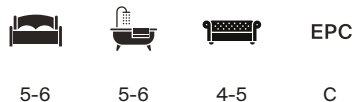


MEAD HOUSE  
SPELDHURST, TUNBRIDGE WELLS



# A STUNNING DETACHED FAMILY HOUSE, WITH A DETACHED ONE BEDROOM COTTAGE. THEY ARE REFURBISHED TO A VERY HIGH STANDARD THROUGHOUT

With the benefit of a games/cinema room, fabulous gardens and grounds, swimming pool, hard tennis court, stable block and about 2.51 acres. The property is located in a popular and convenient location between Speldhurst and Langton Green.



Tenure: Freehold

Local authority: Tunbridge Wells Borough Council, Tel. 01892 526121.

Council tax band: House - Band H; Cottage - Band C

Services: Mains water, electricity and drainage. Gas heating (house & cottage)

# THE PROPERTY

Mead House is a wonderful detached family home which has been completely remodelled, refurbished and extended by the current owners to a very high standard. The property offers fabulous accommodation, beautifully presented throughout, with well-proportioned reception rooms and the benefit of a superb games/cinema room with bar on the lower ground floor. The principal reception rooms all have doors opening out to the large paved terrace and stunning gardens, providing a perfect entertaining space.

The impressive triple-aspect kitchen/breakfast room is a particular feature of the house and includes a range of Tom Howley bespoke base and wall units with integrated appliances, Total control AGA cooker, a large central island, a sitting area and dining area with French doors to the garden. There is also a useful utility room, w.c. off the kitchen and drying room.

At the rear, the fantastic library/sitting room has two fitted storage units with cupboards and shelves, a log burner with mantle and two sets of French doors opening out to the gardens. A staircase leads down to the lower ground floor which provides a substantial games/cinema room with a bar area and separate w.c. Steps lead up to the garden.

From the reception hall, a morning room, TV snug room with French doors to the garden and a study completes the ground floor accommodation. On the first floor, the landing gives access to three bedrooms, all of which have beautifully appointed en suite bath or shower rooms. The principal bedroom also has French doors to a large balcony enjoying lovely views over the gardens and countryside beyond. On the second floor there are two further bedrooms, both with en suite shower rooms and walk in wardrobes.





















## GARDENS AND GROUNDS

The house is approached via an electronically operated gated entrance over a private driveway, leading past the cottage to a turning circle and double open-bay garage.

The wonderful detached cottage provides beautifully presented ancillary accommodation with an open-plan kitchen/living/dining room, as well as a bedroom and shower room. From the bedroom, French doors open out to an attractive covered terrace/loggia area.

The stunning mature gardens and grounds are mainly laid to lawn and include a swimming pool surrounded by a paved terrace and a fenced hard tennis court. Beyond the formal gardens there is a stable block providing three loose boxes, as well as a tractor barn. In all, the property extends to about 2.51 acres.





## SITUATION

Mead House occupies a convenient position on the edge of the popular village of Speldhurst to the northwest of Tunbridge Wells. Speldhurst offers a store and Post Office serving everyday needs, a farmshop and cafe, primary school, doctors' surgery, church and one of the most popular gastro-pubs in the area.

Tunbridge Wells provides a comprehensive range of shopping, recreational and cultural facilities. Communications in the area are good, with access to major road and rail routes, and mainline stations at Hildenborough, Tonbridge and Tunbridge Wells offering regular services to London.

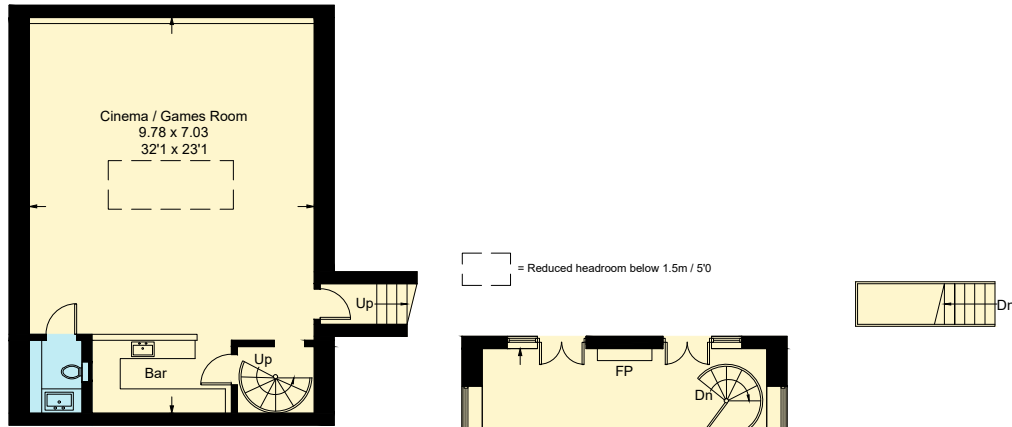
There is an excellent choice of schools nearby in both the state and private sectors, including Holmewood House Preparatory School at Langton Green, Cumnor House at Danehill, Tonbridge School, The Judd School at Tonbridge, The Skinners' School at Tunbridge Wells, Kent College (girls) at Pembury and Sevenoaks School. There are also grammar schools for girls and boys in Tunbridge Wells and Tonbridge.

Leisure activities in the area include riding and walking in the surrounding countryside; local rugby and cricket clubs; golf at Royal Ashdown, Piltdown, The East Sussex National, Lingfield, Holtye and Sweetwoods; motor sports at Brands Hatch; sailing and water sports at Bewl Water and on the south coast.

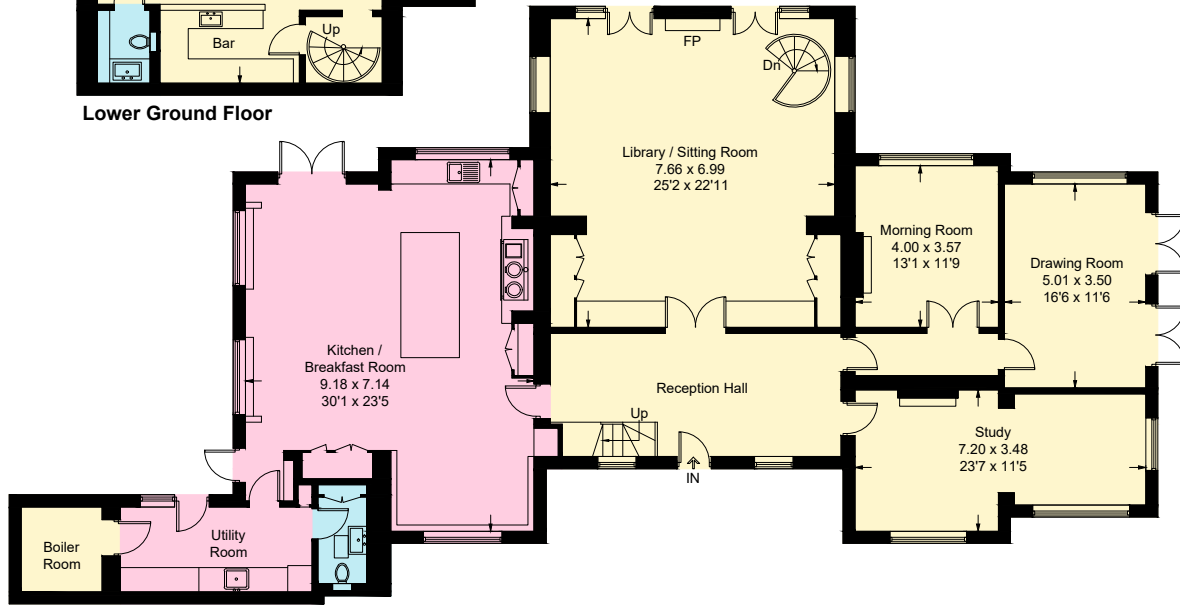




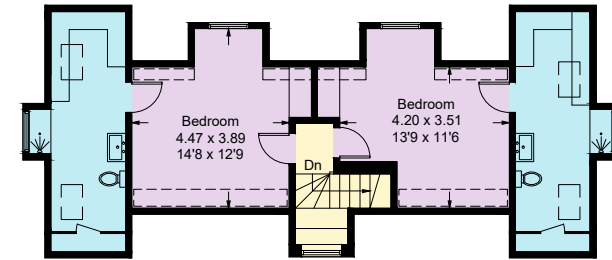




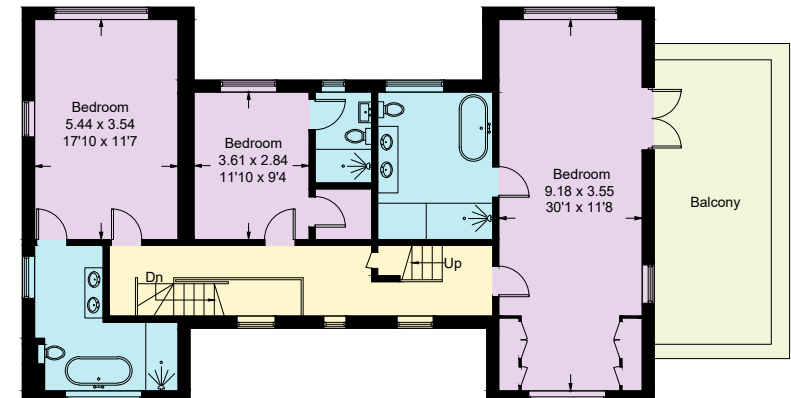
Lower Ground Floor



Ground Floor



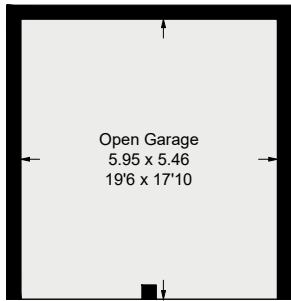
Second Floor



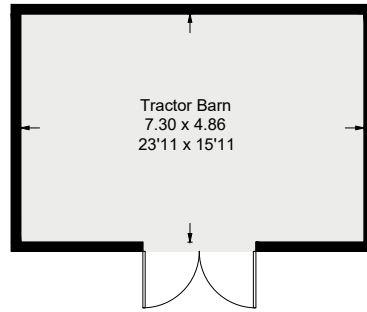
First Floor

Approximate Gross Internal Area = 468.7 sq m / 5045 sq ft

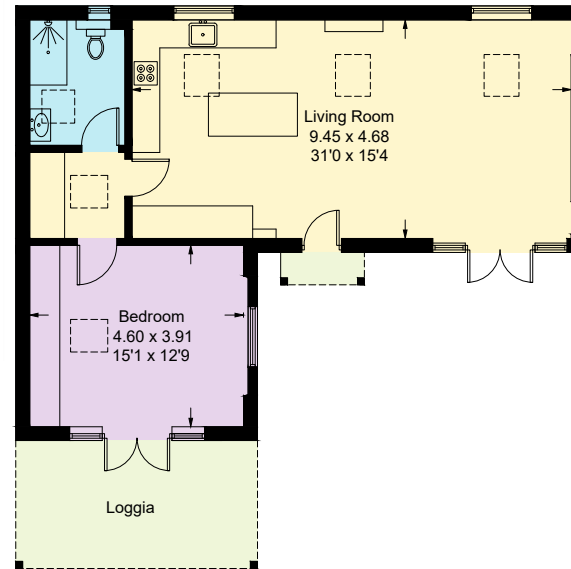
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



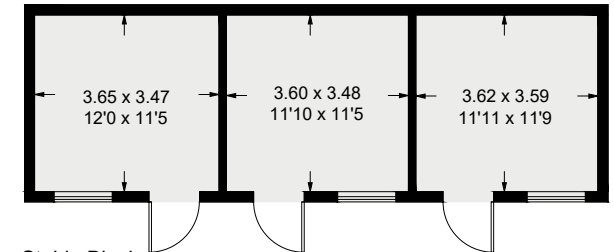
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



**Mead Cottage**  
(Not Shown In Actual Location / Orientation)



**Stable Block**  
(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area  
 Mead Cottage = 74.3 sq m / 800 sq ft  
 Open Garage = 32.4 sq m / 348 sq ft  
 Stable Block / Tractor Barn = 74.4 sqm / 801 sq ft  
 Outbuildings Total = 181.1 sq m / 1949 sq ft

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**Knight  
Frank**

An aerial photograph of a large, luxurious estate. The central focus is a large, white, multi-story house with a prominent red-tiled roof and several chimneys. To the right of the house is a swimming pool with a blue cover, surrounded by a paved deck and lounge chairs. In the foreground, there is a large, green tennis court with a net. To the left of the tennis court is a large, green lawn with a goalpost and a small white gazebo. The estate is surrounded by lush greenery, including many trees and hedges. In the background, other houses and a golf course are visible.