



The Haven Barden Road, Speldhurst, Tunbridge Wells, TN3 0QH.

Guide Price £700,000 - £725,000

Jack Charles
Estate Agents

Sales & Lettings

- FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

Approximate total internal area:
129.2m² (1391 sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		67	82
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive 2002/91/EC

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To Be Sold

Jack Charles are delighted to offer this significantly improved and beautifully presented four bedroom character home, occupying a sought after position with direct access onto the recreation ground and benefiting from off road parking, a superb ground floor extension and a loft conversion.

The property has been thoughtfully enhanced by the current owners to create stylish and versatile accommodation arranged over three floors. Upon entering, an attractive engineered oak floor flows through the entrance hall, cloakroom, sitting room and separate snug.

The elegant sitting room enjoys a wide bay window with bespoke window seat, a charming cast iron fireplace with slate hearth and fitted cupboards with shelving above. A separate snug provides a cosy retreat, featuring a contemporary wood burning stove, floor to ceiling cabinetry and oak display shelving.

Undoubtedly the heart of the home is the impressive part vaulted kitchen and dining room. Flooded with natural light from large skylights, double glazed sash windows and full width glazed sliding doors opening onto the garden, this exceptional space is perfectly suited to modern family living and entertaining. The kitchen is comprehensively fitted with extensive Corian work surfaces, a deep inset stainless steel sink and a substantial central island with breakfast bar seating. Integrated appliances include a Neff five ring induction hob with remote controlled Gutmann extractor, full height Bosch fridge freezer, Neff fan oven, Neff steam oven, warming drawer, Bosch dishwasher and wine fridge. An extensive range of cabinetry incorporates pan drawers and pull out larder units, providing excellent storage throughout. There is ample space for a large dining table and a separate seating area.

A sliding pocket door leads through to a well appointed utility room with secondary sink, plumbing for a washing machine, space for a tumble dryer and further fitted storage.

To the first floor, the principal bedroom enjoys a bay window with shutters, attractive views and bespoke fitted wardrobes providing excellent hanging and drawer space. Bedrooms two and three both enjoy open views across the rear garden and recreation ground. The beautifully appointed shower room features a generous walk in shower, low level WC, Heritage wash basin with cupboard beneath, large wall mounted mirror and chrome heated towel rail. A built in linen cupboard is also located on the landing.

Stairs rise to the second floor where the impressive fourth bedroom benefits from a wide sash window with shutters, delightful views over the recreation ground and fitted wardrobe cupboards. The en suite bathroom comprises a panelled bath beneath a large skylight, low level WC, wash basin and useful built in storage.

Externally, the property enjoys the advantage of off road parking together with secure gated side access. The south west facing rear garden enjoys a private and sunny aspect with a charming walled patio immediately adjoining the kitchen and dining room. Wide steps lead to a beautifully landscaped garden incorporating raised beds, a vegetable garden, mature apple tree and a substantial garden shed. At the very rear is a private gate providing direct access onto the recreation ground and convenient access to the village hall.

****Viewing comes highly recommended to fully appreciate the quality, space and lifestyle on offer.****

Location

Speldhurst is a gorgeous village nestled within a semi rural position between the popular towns of Tonbridge & Tunbridge Wells that each offer popular mainline railway services to London and enjoy an extensive array of shops, supermarkets, restaurants, parks and well regarded schooling. The village of Speldhurst itself benefits from its very own acclaimed primary school, general store with post office and village pub as well as a large recreation ground with bowls club and cricket club with a cricket pavilion and play area for young children. Local residents enjoy a thriving community spirit that hosts an annual pram race and village fete and benefits from its own village hall offering many community clubs and classes. This idyllic village is very well positioned to the larger neighbouring towns as well as offering useful road links to the A21/M25.





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