



THE GARDEN HOUSE

Tunbridge Wells, Kent



A WONDERFUL CONTEMPORARY HOUSE PRESENTED TO EXACTING STANDARDS.

An award winning property of 5705 sq ft, discreetly positioned within a gorgeous walled garden providing the perfect blend of quality, lifestyle and privacy.

Summary of accommodation

Entrance hall | Dining room | Sitting room | Kitchen/breakfast room | Study | Pantry | Boot room | Utility room

Five bedrooms | Four bathrooms | Cinema room | Gym

Outbuildings | Beautiful gardens

In all about 1.25 acres

Distances: Speldhurst Village 1.3 miles, Tunbridge Wells 3.1 miles, Tonbridge Station 3.6 miles (32 minutes to London Bridge)

Gatwick Airport 23.5 miles, Central London 43 miles

(All distances and times are approximate)



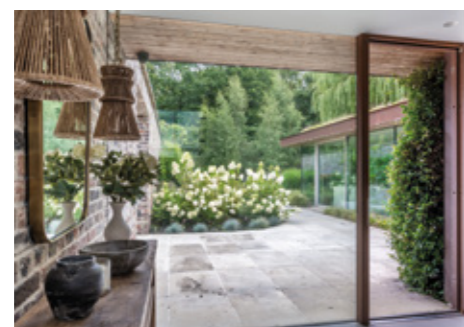
THE GARDEN HOUSE

The Garden House is set within the confines of a large walled kitchen garden. It was constructed in 2015 and sits against the northern boundary, enabling views over the entire garden. It was designed and built by Simon Skeffington and Julian Cottet from Architecturall. It offers both style and comfort and pays homage to the original Victorian outbuildings and glass houses.

More recently the current owners have refurbished the entire interior of the house with the help of award winning interior designers, House Nine. The works have included some reorganisation of the accommodation to suit modern family living. This has involved creating a new boot room and utility room, a pantry to serve the kitchen, a fifth bedroom with “jack and jill” bathroom and the basement converted to a home cinema with high specification equipment and a separate gym.



In addition, there is a completely new kitchen with new appliances, new bathrooms and total redecoration throughout. The enhancements have been carried out to an impeccably high standard. The house retained its contemporary feel with an abundance of glass enabling light and views over the garden, and now has the flow and practicality of a modern house.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
530.0 sq.m (5705 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.





Outside there is a large, landscaped garden with patio area that surrounds the house. The gardens and grounds are an important part of the house and compliment it extremely well. It provides a wonderful area of privacy and tranquillity. There are large areas of levelled lawn interspersed with some specimen trees and herbaceous borders. There is some extensive landscaping around the house connecting the house with the garden. There is an automatic door in the wall which opens to reveal views over the countryside beyond.

There is a second entrance with a large parking area in the south-east corner. This area is also served by a series of outbuildings. A new driveway was recently installed by landscapers, Garden Proud.

In all the gardens extend to approximately 1.25 acres.



SITUATION

The Garden House is located in a lovely rural position on the outskirts of Speldhurst village, enjoying both the privacy of the countryside and the sense of community from the neighbouring towns.

The historic village of Speldhurst is within close proximity offering an excellent range of local amenities such as a convenience store and Post Office serving everyday needs, primary school, doctors' surgery, church and one of the most popular gastropubs in the area, the renowned George and Dragon Pub house/Inn and Salomon's Estate both within easy reach of the property.

Tunbridge Wells is approximately 3.1 miles away and provides comprehensive shopping facilities including many major national stores at the Royal Victoria Shopping Centre along with a wide variety of individual shops, boutiques, and restaurants. In the southern part of the town are the famous Pantiles and Old High Street.

Speldhurst has a few primary schools and Tunbridge Wells provides a number of wellregarded schools both in the state and private sector which include Schools at Somerhill & Holmewood House, Rosehill preparatory school, Tunbridge Wells Girls Grammar, Skinners, Tunbridge Wells Boys Grammar and Beechwood Sacred Heart.

Leisure activities in the area include riding and walking in the surrounding countryside; local rugby and cricket clubs; golf at Royal Ashdown, Piltown, 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.



PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water, electricity & solar panels. Air sourced heat pump. Private drainage. Broadband via Starlink

Local Authority: Tunbridge Wells Borough Council

Council Tax: Band H

EPC: B

Directions (TN3 0TJ): From London Road take the first exit at the roundabout onto Mount Ephraim (A26) and continue on for 1.2 miles and then take the next left onto Speldhurst Road. After a short distance turn right onto Stockland Green and follow the road around the corner to the left, after approximately 600 metres The Garden House is located on the left-hand side.

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