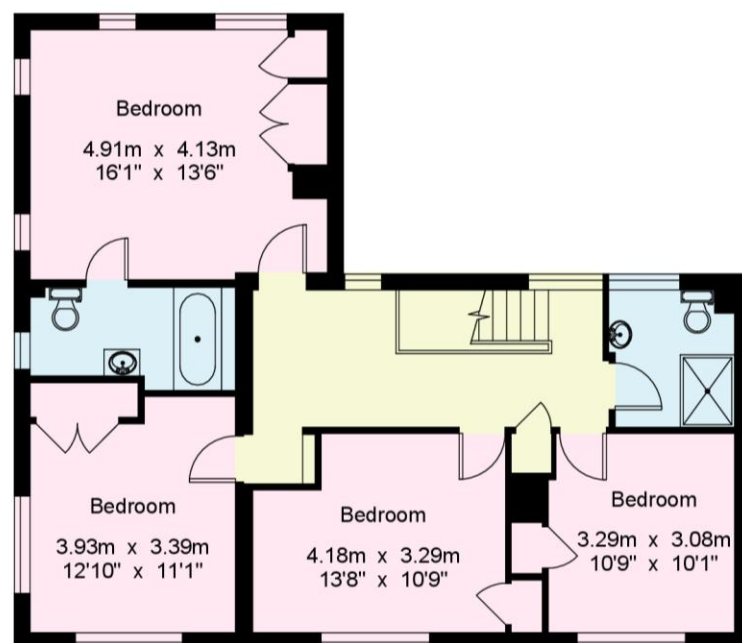
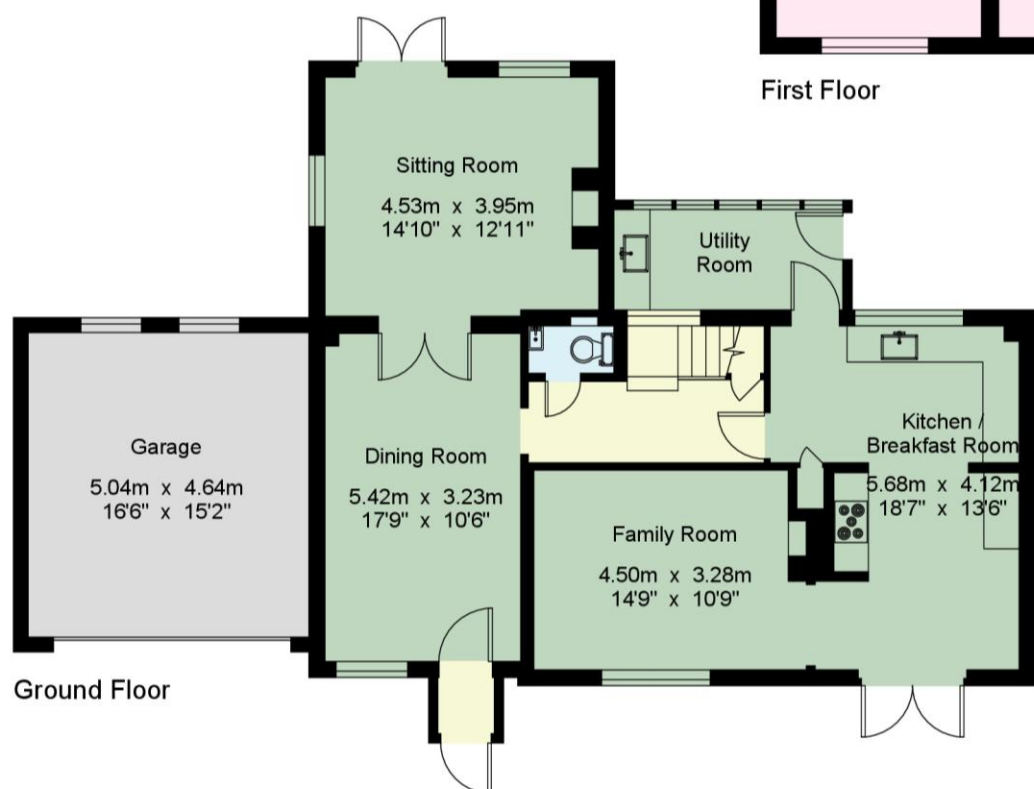


Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

Squirrels Mead

House - Gross Internal Area : 179.5 sq.m (1932 sq.ft.)
 Garage - Gross Internal Area : 23.3 sq.m (250 sq.ft.)



For Identification Purposes Only.

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Squirrels Mead, Barden Road
 Speldhurst, Tunbridge Wells, TN3 0LG



A significantly extended 4 bedroom semi-detached house surrounded by beautiful countryside and providing versatile family accommodation located on the edge of the popular Speldhurst village with its sought after Primary Schools and easy access to both Tunbridge Wells and Tonbridge secondary schools all within 4 miles of the property. London can be reached in under 40 minutes from Tonbridge Station.

Covered Porch, Sitting Room, Dining Room, spacious Kitchen/Breakfast Room, Snug, Utility Room Cloakroom, Principal Bedroom with Ensuite Bathroom, 3 further Double Bedrooms, Family Bathroom, Double Glazed Windows, Oil Fired Central Heating, attached Double Garage, Front and Rear Garden backing on to countryside, 4 Car Drive.

Guide price £895,000 Freehold





- ◆ Former fireplace recess fitted with a Rangemaster cooker with induction hob and a pair of electric oven and grills beneath.
- ◆ Ample space in the room for a table and chairs and french doors lead out to the front garden.
- ◆ Arch from the kitchen breakfast room leads into a snug with an oak encased beam triple casement windows to the front, wooden floor and open working fireplace.
- ◆ Utility room/boot room off the kitchen an essential room for country living with a slate floor, granite surfaces with butler sink, plumbing for washing machine and windows overlooking the garden and door to the outside.
- ◆ Staircase to first floor landing with window to the rear and attractive country views, access to the loft and built in linen cupboard.
- ◆ Attractive internal oak latch doors.
- ◆ Bedroom 1 enjoys a dual aspect with attractive views and wardrobe cupboards, ensuite bathroom with panelled bath, tiled surround with inset oval washbasin, cupboard beneath, chrome towel rail, low level WC, window to the side and tiled floor.
- ◆ Double bedroom 2 enjoys a double aspect with oak doors to a heated linen cupboard housing a large Megaflo hot water tank.
- ◆ Bedroom 3 with triple casement windows with countryside views, built in cupboards.
- ◆ Bedroom 4 with triple casement windows to the front with countryside views and built in cupboards.
- ◆ Family shower room with walk in shower with drench head, low level WC, pedestal washbasin, tiled wall and window with etched glass.

Outside

- ◆ One of the features of the property are its beautiful surroundings and large garden.
- ◆ The rear garden benefits from a full width large entertaining patio and from here steps lead down to the garden which is laid mainly to lawn with mature shrubs and trees.
- ◆ At the far end of the garden there is a sun patio suitable for outside dining with large pergola and mature climber.
- ◆ The garden also continues to the side of the property where there is a large garden shed and a gate leading to the front.
- ◆ Large drive providing parking for 4 cars with lawn to the side and with countryside views to the front as well.

Location

- ◆ Squirrels Mead is surrounded by countryside yet easily accessible into the village which is half a mile away and boasts a new village hall, garden centre with café, highly regarded Primary School and George and Dragon Gastro Pub.

Practicalities

- ◆ Mains electricity and water, oil fired central heating 2025 installed Klargester drainage shared with the adjacent property.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

Property Description

- ◆ A significantly extended family house benefitting from 3 reception rooms plus a good sized dual aspect kitchen breakfast room.
- ◆ Internal features include solid wooden floors, matching wooden internal doors plus recently fitted carpets.
- ◆ Attractive countryside views from all rooms.
- ◆ Two reception rooms benefitting from wood burning stove and open fireplace.
- ◆ Underfloor heating in the sitting room, kitchen, utility room and snug.
- ◆ Large garden features a full width patio and sweeping lawn with mature trees and shrubs.
- ◆ Multiple off road parking to the front for 4 cars plus double garage.
- ◆ Ideal location for those seeking country living yet require easy access to village life.
- ◆ Speldhurst village boasts a highly regarded Primary school, new community run village store and garden centre with café.
- ◆ Entrance porch leads into a well-proportioned dining room with solid wooden floor.
- ◆ Pair of multipaned glass doors lead into the sitting room which enjoys a dual aspect and further French doors out to the patio and garden, chimney breast fitted with wood burning stove.
- ◆ Attractive inner hall with continuation of the wooden floor from the dining room and staircase leads to the first floor.
- ◆ Cloakroom with low level WC and washbasin.
- ◆ Large kitchen breakfast room features a dual aspect to both the front and rear with countryside and garden views.
- ◆ Country style kitchen, granite worksurfaces painted panelled doors which includes pantry, fridge/freezer, a good range of cupboards with soft closing doors, butler sink beneath triple casement windows, integrated dishwasher.