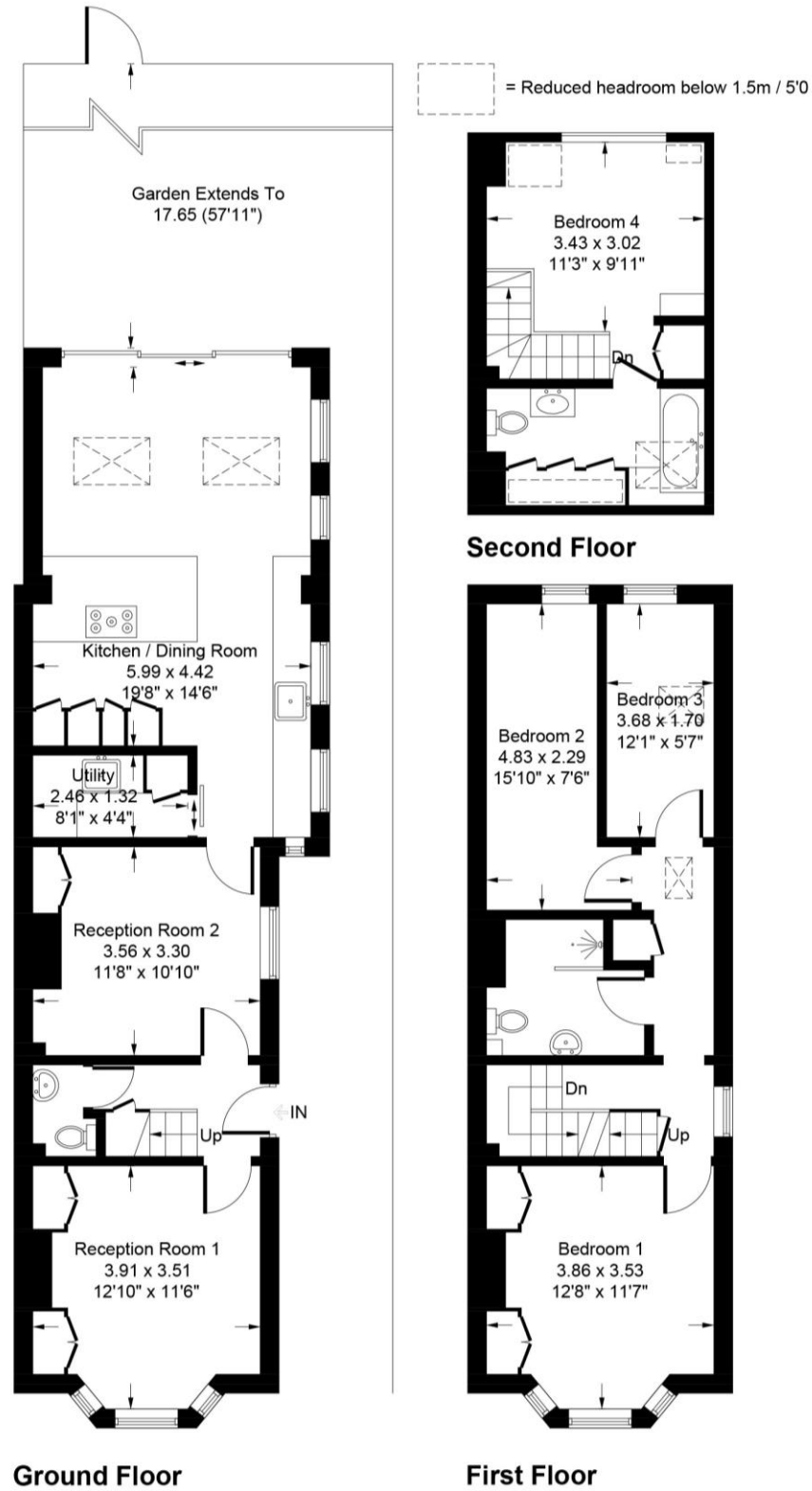


The Haven, TN3

Approximate Gross Internal Area = 129.2 sq m / 1391 sq ft



The Haven, Barden Road

Speldhurst, Tunbridge Wells, TN3 0QH

SUMNER PRIDHAM

A beautifully appointed and significantly improved four-bed room character home, thoughtfully extended to create an exceptional open-plan kitchen/dining space with direct access to the garden, and further enhanced by a high-quality attic conversion forming a generous fourth bedroom with en-suite bathroom.

The welcoming entrance hall, cloakroom, sitting room and snug are unified by engineered oak flooring, creating a sense of continuity throughout the ground floor.

Hall, Cloakroom, Sitting Room, Snug/Playroom, Large Kitchen/Dining Room, Utility Room, 4 Bedrooms, Bathroom, Shower Room, Off-Road Parking to the Front, side access to Rear Garden, Double Glazed Windows and Gas Fired Central Heating.

Guide price £700,000 to £725,000 Freehold



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Property Description

- ◆ A significantly improved and beautifully presented 4-bedroom character house with large extension on the ground floor to create a part vaulted kitchen/dining room out to garden.
- ◆ Attic conversion creating bedroom with ensuite bathroom.
- ◆ Attractive engineered oak floor fitted to the hall, cloakroom, sitting room and snug/reception 2.
- ◆ The sitting room features a wide bay window with bespoke window seat, an attractive cast iron fireplace with slate hearth, and built-in cupboards with shelving above.
- ◆ The separate snug provides a stylish and inviting retreat, complete with a contemporary wood-burning stove, floor-to-ceiling cabinetry and oak display shelving.
- ◆ The striking, light-filled kitchen/dining room is part-vaulted and enhanced by large skylights, double-glazed sash windows to the side and full-width glazed sliding doors opening onto the patio and garden.
- ◆ The comprehensively fitted kitchen features extensive Corian work surfaces with a deep inset stainless steel sink and an impressive central island/breakfast bar.
- ◆ 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, separate warming drawer, Bosch dishwasher and wine fridge.
- ◆ An extensive range of cabinets incorporates large pan drawers and pull-out larder units, providing excellent storage throughout.
- ◆ The space comfortably accommodates a large dining table and chairs, together with a seating area, creating a versatile entertaining and family space.



- ◆ A sliding pocket door leads from the kitchen to a well-appointed utility room with secondary sink, plumbing for a washing machine, space for a tumble dryer, and fitted cupboards including a tall storage unit.
- ◆ Attractive fitted stair carpet continues onto the landing, built in linen cupboard.
- ◆ On the first floor, the principal bedroom enjoys a bay window with shutters and attractive views, complemented by bespoke fitted wardrobes offering ample hanging and drawer space.
- ◆ Bedrooms two and three both benefit from open views over the rear garden and across the recreation ground
- ◆ The shower room is finished to a high standard, featuring a generous walk-in shower with both drench and handheld shower heads, low-level WC, "Heritage" washbasin with cupboard beneath, large wall-mounted mirror and chrome towel radiator.
- ◆ A full-height built-in linen cupboard is discreetly positioned in the hallway.
- ◆ Door, staircase leading to the second floor landing.
- ◆ The fourth bedroom is a beautifully proportioned space, featuring a wide sash window with shutters, superb views over the recreation ground, and built-in wardrobe cupboards with shelving.
- ◆ The en-suite bathroom comprises a panelled bath set beneath a large skylight, low-level WC, upstand wash basin, and purpose-built storage.

Outside

- ◆ A notable benefit of the property is the provision of off-road parking together with secure side access via a gated entrance.
- ◆ The south-west facing rear garden enjoys a sunny and private aspect, with direct access from the kitchen/dining room onto a charming walled patio.
- ◆ Wide steps lead to a thoughtfully landscaped garden with raised beds, vegetable garden, mature apple tree, and a substantial garden shed positioned at the far end.

Recreation Ground

- ◆ A private gate at the rear of the garden opens directly onto the recreation ground and provides easy access to the village hall.

Location

- ◆ Speldhurst is a highly regarded village offering an excellent primary school, village hall, community-run village shop and Post Office, the George and Dragon publichouse, and the popular Dragonfly Café and Farm Shop.

Viewing

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

