



QUINCE HOUSE, BARDEN ROAD
SPELDHURST - OFFERS IN EXCESS OF £695,000



Quince House

Barden Road, Speldhurst,
Tunbridge Wells, TN3 0QE

**Entrance Hall - Sitting Room - Dining Room - Kitchen/ Breakfast Room
- Utility Room - Shower Room - Landing - Three Double Bedrooms -
Family Bathroom - Driveway Parking - West-Facing Gardens**

Situated on the edge of this sought after village with a local primary school, popular pub and village shop yet within easy reach of the main line station at both Tonbridge and Tunbridge Wells is this beautifully presented three double bedroom family home.

Having been much improved and extended by the current owners over the years this stunning property is now ready to move into and begin enjoying village life.

Stepping into the entrance hall there is plenty of space to remove muddy shoes and boots after a long country walk. The sitting room to the right enjoys a dual aspect and is spacious yet cosy with a fitted log burner and handmade cabinetry to either side of the chimney. The dining room is situated to the left of the entrance hall and offers ample space for a large dining table as well as a snug area for reading.

The kitchen/ breakfast room has been recently extended and refitted with superb dual colour cupboards and drawers with a quartz worksurface, space for a Range cooker and a butler sink. There is ample space for a table & chairs as well as the breakfast bar and has double doors opening to the patio and garden beyond. A utility room has been fitted with matching units and leads to the modern shower room. This whole space benefits from underfloor heating.

Upstairs there are three double bedrooms which are all fitted with wardrobes, as well as the family bathroom which has a bath with separate shower over it.

Outside there is space for two cars on the driveway, and the garden faces west with a large patio area, ample lawn and being screened by mature trees and shrubs offering a high degree of privacy. There is a large summerhouse which could be used for storage, working from home space or simply sitting and enjoying evening and morning sun.



Covered entrance porch giving access to double glazed front door with frosted glass panels.

ENTRANCE HALL:

Spacious entrance hall with stairs rising to first floor, tiled floor with underfloor heating, radiator, cupboard housing consumer unit.

SITTING ROOM:

Double glazed windows to front and two double glazed windows to side, fireplace with tiled hearth and log burning stove, handmade cabinetry and shelving to either side of chimney.

DINING ROOM:

Double glazed window to front, cast iron feature fireplace with slate tiled hearth and original cupboard to side of chimney, two radiators, large understairs cupboard, ceiling spotlights.

KITCHEN/BREAKFAST ROOM:

Double glazed window to front and double glazed double doors to patio and garden beyond.

The kitchen is fitted with a range of wall and floor cabinetry and drawers finished in dark blue and grey with a quartz work surface, riser and splashback. Space for a Range-style oven with a concealed extractor above, space for American fridge/freezer, integrated dishwasher, butler sink with spray mixer tap and integrated drainer. Built in eye-level NEFF hide & slide oven, built in microwave, space for wine cooler, breakfast bar, large larder cupboard, tiled floor with underfloor heating and ceiling spotlights.

UTILITY ROOM:

Double glazed window to front, double glazed door to garden, Velux window, wall mounted boiler providing heating and hot water, space and plumbing for washing machine and tumble dryer, sink unit with mixer tap, quartz work surface, radiator, tiled floor with underfloor heating.

SHOWER ROOM:

Frosted double glazed window to side, radiator, step in cubicle with thermostatic shower controls with waterfall head and separate hand held attachment, tiled walls, WC, extractor, tiled floor with underfloor heating, heated towel rail, ceiling spotlights,

LANDING:

Loft hatch with drop down ladder, boarded and light, radiator.

BEDROOM:

Double room with double glazed window to side, radiator, built in wardrobes.



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Double room with double glazed window to front, radiator, built in wardrobes.

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BATHROOM:

'P' bath with mixer tap and separate shower over bath with waterfall head and hand held attachment, glass screen, wash basin with cupboard under, shaver point, WC, frosted double glazed window to side, heated towel rail, extractor, tiled walls & floor, ceiling spotlights.

OUTSIDE FRONT:

Shared driveway giving access for off road parking for two vehicles.

OUTSIDE REAR:

West facing garden which is mainly laid to lawn with retaining walls, flower beds and borders planted with a range of mature trees and shrubs including a Quince Tree, patio area built to catch the last of the summer sun, large summerhouse, outside tap.

COUNCIL TAX BAND:

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TENURE:

Freehold

VIEWING:

Strictly by appointment Wood & Pilcher 01892 511311

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

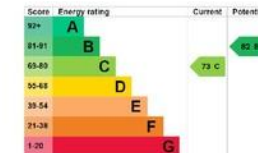
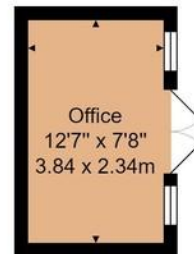


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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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House Approx. Gross Internal Area
1469 sq. ft / 136.5 sq. m

Office Approx. Internal Area
97 sq. ft / 9.0 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.