



# BENTHAM HILL HOUSE

Speldhurst – GUIDE PRICE £395,000





# 6 Benthams Hill House

Stockland Green Road, Speldhurst, TN3 0TJ

**Entrance Hallway - Sitting Room - Kitchen - Master Bedroom with En-Suite - Bathroom - Bedroom - Garage  
Allocated Parking Space - Communal Grounds**

This stunning Grade II former country home, built by Decimus Burton (circa 1833) of sandstone ashlar with a tiled roof, is L-shaped in design and was subsequently divided into apartments in the 1980's. It stands within magnificent well maintained communal grounds and parkland of approximately 6 acres which are one of the property's most notable features. The apartment itself is well presented and offers many original decorations most notable unusual features of paired chimney stacks which allows for a window above the fireplace in the living room and the gothic style windows. Enjoying a rural position on the edge of the popular village of Speldhurst with its church, post office/general store, gastro public house and primary school, there is also easy access to the centre of Tunbridge Wells and Tonbridge for mainline stations, shops and recreational facilities. Being sold with no onward chain.

The property is approached by a long, sweeping drive through parkland, leading to a gravel courtyard. Entry is via the original door with an open stone porch, to a vestibule with large wooden inner doors inset with leaded light windows.

## **COMMUNAL ENTRANCE HALLWAY:**

Large entrance hall with high ceilings and chandelier, sweeping staircase to the first floor galleried landing with skylight.

Private entrance door with letterbox and brass furniture opening to:





**ENTRANCE HALLWAY:**

Picture rail, ornate coving, deep skirting boards, cupboard housing fuse box, electric storage radiator, entry phone, bank of built in full height cupboards with shelving, high ceilings, single glazed arched window to side.

**BEDROOM:**

Glazed windows to south and west with retractable original sliding shutters, high domed ceilings, original fireplace with cast iron insert, marble hearth and wood surround, electric storage radiator, picture rail.

**BATHROOM:**

Two single glazed windows to front, wall hung basin with hot and cold taps, low level WC, panelled bath with telephone style mixer taps, part tiled walls, laminate floor, ceiling spotlights.

**MASTER BEDROOM**

Triple single glazed arched window to the south, deep skirting boards, picture rail, high ceilings, electric storage radiator, fireplace with tiled inserts and hearth and wood surround.

**ENSUITE:**

Corner shower cubicle with Mira electric shower, single glazed obscure window to front, wall hung basin, low level WC, part tiled walls, laminate floor.

**KITCHEN:**

Fitted with a range of wall and base cupboard and drawer units with laminate work surface over, one and half bowl single unit with mixer tap and drainer, tiled splashback, halogen hob, extractor hood, space and plumbing for washing machine and tumble drier, electric oven, integrated fridge/freezer, space and plumbing for dishwasher, single glazed arched window to side, picture rail.



### SITTING ROOM

Dual aspect with large single glazed arched window to south and window to east over fireplace, picture rail, working fireplace with grate, tiled hearth and inserts with wood surround, electric storage radiator, ceiling rose, deep skirting boards, high ceilings.

### OUTSIDE:

The apartment has excellent views across the communal grounds from all the windows and is surrounded by lawns bordered by rhododendron, wildflower meadows, a stone well and mature trees including two magnificent old cedar trees viewed from the bedroom windows. There is a barbeque/ picnic area for summer entertaining, as well secluded private woods. There is space for a vegetable allotment with beehives due to arrive shortly. The apartment has access to the communal full height cellar.

### PARKING:

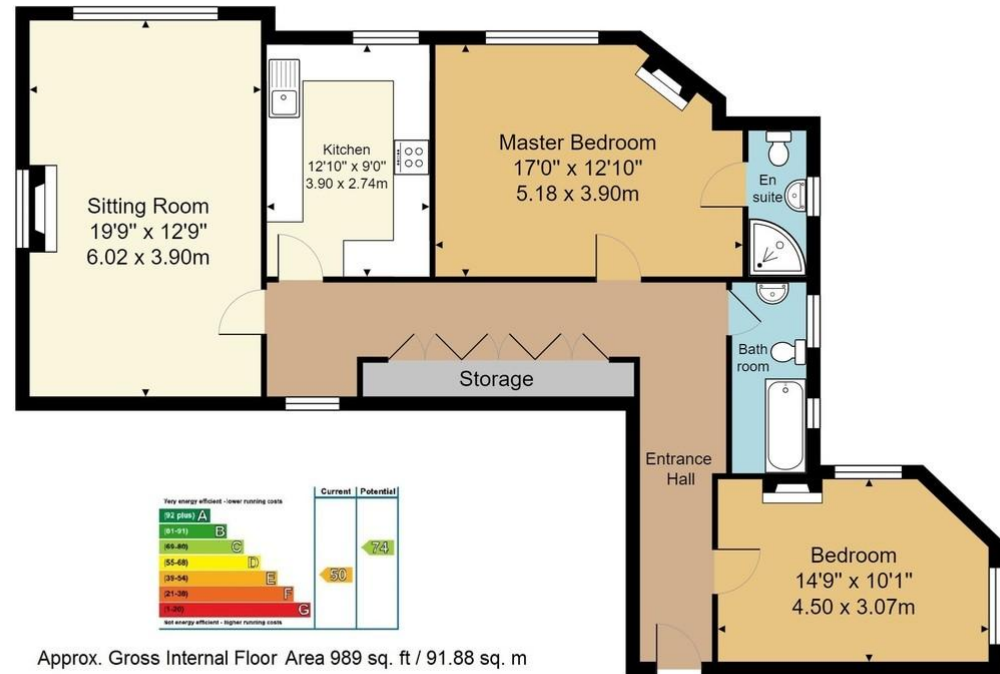
The apartment has a garage nearest to the house along with an allocated parking space in front. There is an overflow carpark for visitors.

### TENURE:

Share of Freehold

### VIEWING:

By appointment with Wood & Pilcher 01892 511311



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.

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