



Attractive family home set within this popular village

Cranford House, Penshurst Road, Speldhurst, Tunbridge Wells, Kent, TN3 0PH



Well proportioned family home • four reception rooms • kitchen/breakfast room • four bedrooms, all with en suites • delightful south facing garden • off road parking and double garage • total area about 0.3 of an acre

Local information

Cranford House is situated in the popular village of Speldhurst. Local amenities include St Mary's Church, a Post Office/store, the popular and historic George and Dragon public house and the well regarded primary school. Comprehensive shopping: Tunbridge Wells (3.3 miles), Bluewater (36 miles). Mainline Rail services: Tunbridge Wells Station (4 miles) and Tonbridge (4.7 miles) to London Bridge/Charing Cross/Cannon Street. State and independent schools: Primary schools in Speldhurst and Langton Green, preparatory schools, secondary schools and Kent Grammars in Tonbridge, Tunbridge Wells and Sevenoaks, and independent schools in Tonbridge, Pembury and Sevenoaks. All distances are approximate.

About this property

Cranford House is an attractive family home set within this popular village with a good range of local amenities and surrounded by beautiful countryside. The property has been in the same occupancy since it was built in the mid 2000's and is attractively presented throughout. Internally, the accommodation is well proportioned and configured to suit modern family living. Of particular note is the charming south facing established garden to the rear, together with the detached double garage and parking for a number of cars.

- The reception hall, together with the four reception rooms provide excellent areas for both formal and informal entertaining. Both the sitting room and dining room have direct access to outside, and the sitting room features a fireplace with a gas fired stove.

- The generously proportioned kitchen/breakfast room is fitted with a comprehensive range of wall and base units. There is a Rangemaster oven and space for a dishwasher and fridge freezer. There is a charming outlook over the rear garden together with multi-pane doors opening to the rear terrace. The adjoining utility room has additional storage cupboards and space for appliances, together with a door to the garden.

- There is a cloakroom completing the ground floor.

- Arranged over the first floor are four double bedrooms. All have attractive views over either the front or rear garden and are served by en suite bath/shower rooms. Three of these bedrooms also have wardrobes.

- The house is approached over a brick block drive which provides parking to the front of the house and leads to the rear boundary where there is additional parking and the detached double garage.





- The delightful gardens provide an attractive backdrop to the property with established planting and areas of lawn. To the rear is a generous paved terrace with a timber arbour adorned with climbing plants. The lawn is flanked on both sides by well stocked borders. A paved path to one side leads to the vegetable garden with a number of beds and a greenhouse. There is access to the rear parking area and the garage.

Directions

From Sevenoaks join the A21 southwards and exit at Tonbridge South. Join the A26 towards Tunbridge Wells/Southborough. Proceed for approximately 2 miles into the centre of Southborough. At the traffic lights turn right onto Speldhurst Road and continue for about 2 miles proceeding into Speldhurst village passing The George and Dragon pub on the left and the church on the right. After passing Southfields on the left hand side, Cranford House is the third drive on the left hand side.

Services

Gas-fired central heating. All mains services connected.

Local Authority

Tunbridge Wells Borough Council
- (01892) 526121. Band 'G' -
Charge for 2019-2020 £2,930.70.

EPC rating = C

Viewing

Strictly by appointment with
Savills



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Gross internal area (approx) 208.6 sq m/ 2,245 sq ft

Outbuildings 26.4 sq m/ 284 sq ft

Total 235.0 sq m/ 2,529 sq ft



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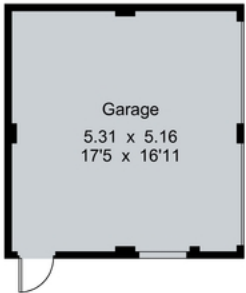
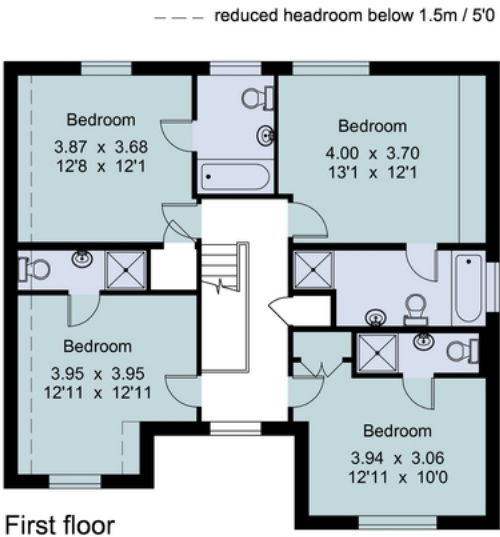
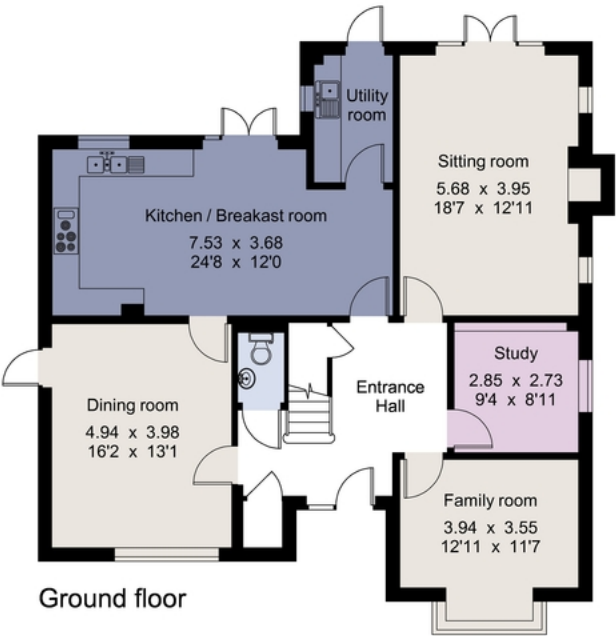
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Cranford House, Speldhurst

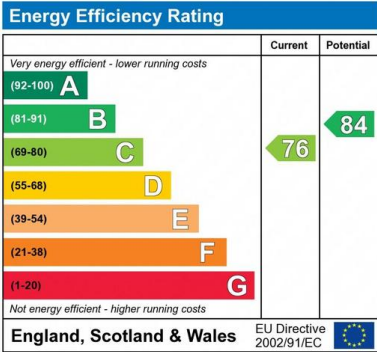
Gross internal area (approx) 208.6 sq m/ 2245 sq ft

Garage 26.4 sq m/ 284 sq ft

Total 235.0 sq m/ 2529 sq ft



For identification only - Not to scale
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