



A charming Grade II listed family home in the village of Speldhurst.

Langton Road, Speldhurst, Tunbridge Wells, Kent, TN3

£2,700 pcm plus fees apply, Unfurnished
Available from 01.02.2020



Grade II listed • 5 bedrooms • Open plan kitchen/dining area • Shared paddock • Mature rear garden • Village location

Local Information

Sandstones is situated within the popular village of Speldhurst, which is approximately 3 miles from Tunbridge Wells.

About this property

Sandstones is a substantial mid-terrace family home, which is believed to date from the mid 19th century. The property provides light, airy and flexible accommodation which is arranged over three floors. It retains many period features with wooden floorboards, exposed brick, stone and timbers and attractive feature fireplaces in the majority of rooms and a wood-burning stove in the open-plan area. The kitchen area provides a stunning open plan living space with modern features including fully retractable glazed doors across the majority of the rear wall which gives a fantastic view of the landscaped garden and shared paddock beyond.

GROUND FLOOR

The reception hall/study area features an attractive brick feature fireplace, wooden flooring, exposed sandstone walls and leads into the inner hall with a cloakroom and the staircase.

The sitting room leads from the reception hall and has a feature fireplace and doors open into the dining area with log burner.

The open plan kitchen/breakfast/living room has travertine-tiled under-floor heating and features large sliding doors across one wall which open up onto the patio area. The large kitchen has integrated appliances, an AGA, as well as double oven and hob and central island unit.

FIRST FLOOR

Stairs ascend to the master bedroom with wooden flooring, views to the front of the property and a feature fireplace. The

exposed sandstone wall in bedroom 2 is a great feature of the room and also has wooden flooring and views to the front of the property. Bedroom 3 is double in size with a fitted wardrobe and wooden flooring. The family bathroom has a white suite comprising, hand basin, W.C and separate shower cubicle with door leading into a bathroom area with roll top bath, hand-held shower attachment and large wash basin.

SECOND FLOOR

Stairs ascend to the second floor which comprises two further double bedrooms and second family bathroom with tiled flooring, walk in shower, hand wash basin and W.C.

EXTERNALLY

The garden area can be accessed through the kitchen and features a paved terrace and level lawn partially bordered with mature shrubs and a pond with a protective barrier. A paved pathway leads to the far end of the garden where there is a further paved terrace, a timber summerhouse and garden shed. There is a 'right of way' path situated at the end of the garden (and continuing through the neighbouring gardens) to a single garage. A communal adjoining paddock lies beyond the garden of which the Tenant has access to.

NB: The garage is to be used at Tenant's discretion due to not being fully water tight. Agent's suggestion for storage of outdoor equipment etc.

Furnishing

Unfurnished

Local Authority

Tunbridge Wells Borough Council

Energy Performance

EPC Rating = D





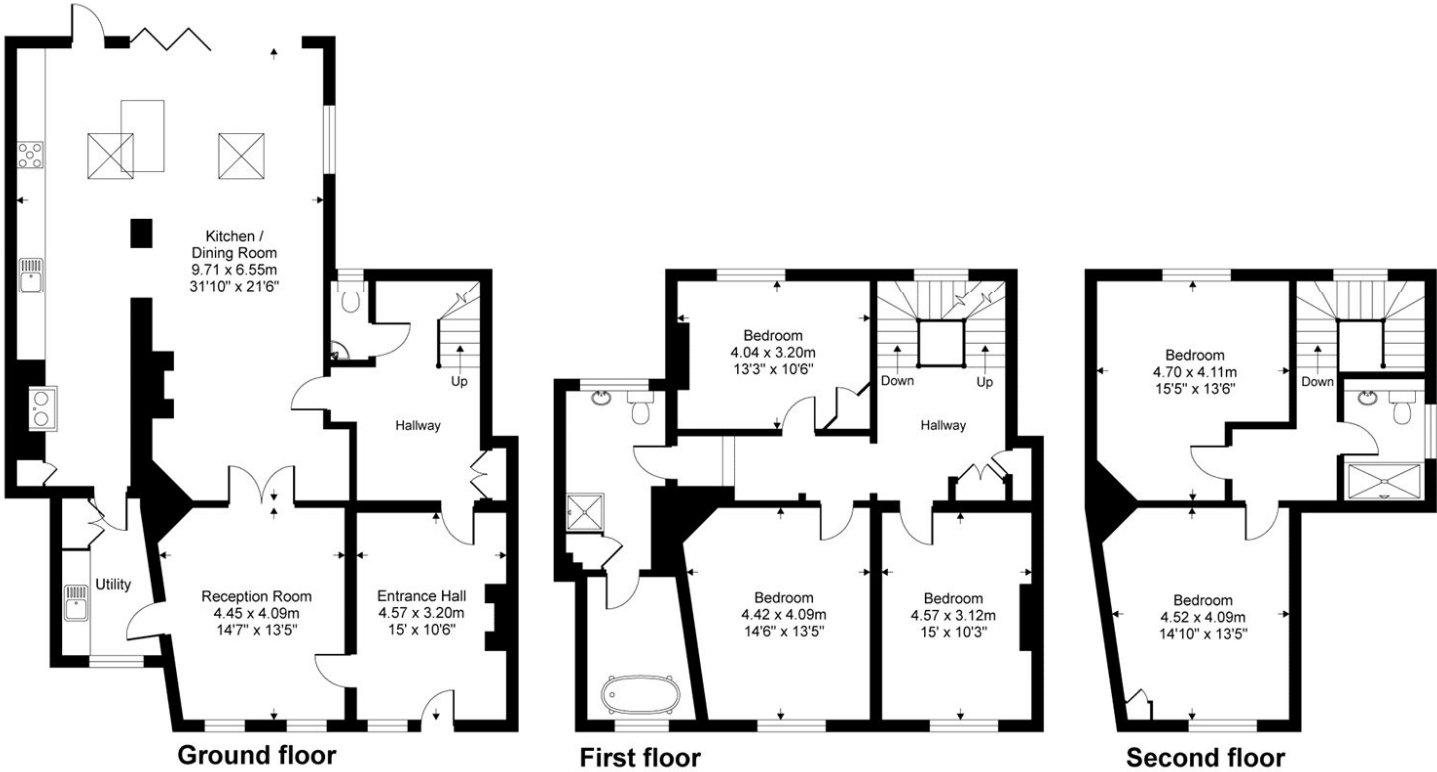
Langton Road, Speldhurst, Tunbridge Wells, Kent, TN3
Gross Internal Area 2631 sq ft, 244.4 m²

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Sandstones, Langton Road, Speldhurst, TN3

Gross internal floor area (approx):
244.4 sq m / 2631 sq ft
For Identification only - Not to scale
Niche Communications



Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92-)	69	74		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D	69	74		
(39-54)				
E				
(21-38)				
F				
(1-20)	69	74		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

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*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20200108JDCA

