



A well proportioned family home with potential

3 Wallers, Speldhurst, Tunbridge Wells, Kent, TN3 0NH

Freehold





entrance porch • utility room • landing • sitting room  
opening out to balcony • dining room • kitchen •  
cloakroom • 4 bedrooms (one en suite) • family  
bathroom • garage • driveway parking • terraced garden

### Description

A striking and much-loved family house, on the market for the first time since it was built in 1970 and now offering a wonderful opportunity to create a delightful modern home in this popular village. 3 Wallers enjoys a tucked away location at the end of a cul-de-sac of just five houses. The well-proportioned accommodation is arranged over three floors, comprising two reception rooms and a kitchen on the first, four good-sized bedrooms and two bathrooms on the second and a utility room at the ground floor entrance level. Externally, the house is set within a terraced garden, with mature trees at the top. The dining room opens out to a pretty paved courtyard garden on the southerly side and the sitting room to a balcony for enjoyment of the morning sun. A wide driveway provides parking for several cars in front of the garage.

### Situation

Speldhurst village is a popular base for families with a thriving local community and surrounded by countryside in an Area of Outstanding Natural Beauty. The village primary school, rated 'Outstanding' in the most recent Ofsted report, the historic George and Dragon public house and the community run village shop with post office are all within 0.3 miles of the property. Tunbridge Wells town is about 3.5 miles away for comprehensive amenities. Tonbridge (about 4.5 miles) or Hildenborough (about 5.4 miles) stations provide regular commuter services to London (via London Bridge to Charing Cross or Cannon Street). The A21 is accessible at Tonbridge linking to the M25 and motorway network to the north and the channel ports and Channel Tunnel are reached via the M20. Further excellent schools in the area include Holmewood House preparatory in Langton Green, Kent Grammars in Tonbridge and Tunbridge Wells and independent schools in Tonbridge, Pembury and Sevenoaks.







### Directions

Leave Tunbridge Wells on the A264 towards Langton Green. On reaching The Hare turn right towards Speldhurst and on into the village. Pass the school on the left then turn right at the junction. Having past The George and Dragon pub on the right, continue straight ahead down the hill. 'Walters' will be seen after a short distance on the right and number 3 will be found at the end of the cul-de-sac on the right.

### Services

Mains gas-fired central heating, mains electricity and drainage.

### Outgoings

Tunbridge Wells Borough Council: 01892 526121. Tax Band G.

### Agent's Note:

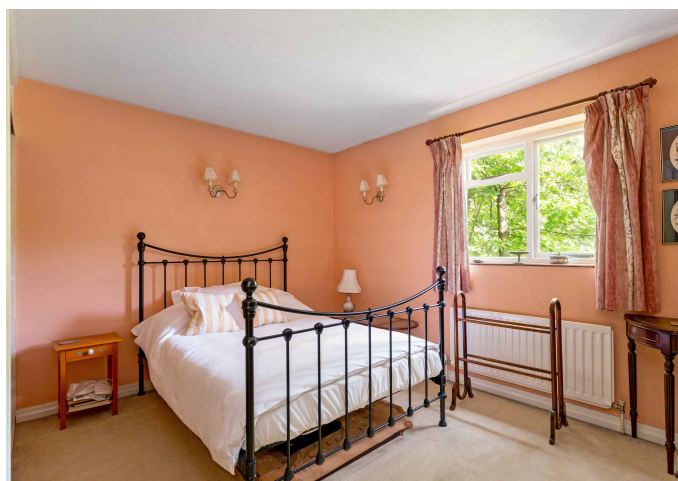
The property is owned by a close relation of a Savills employee.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

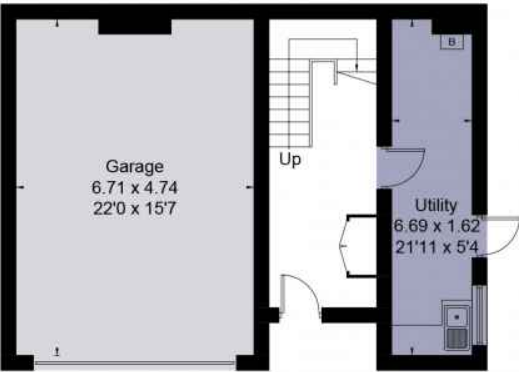
### Viewing

Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

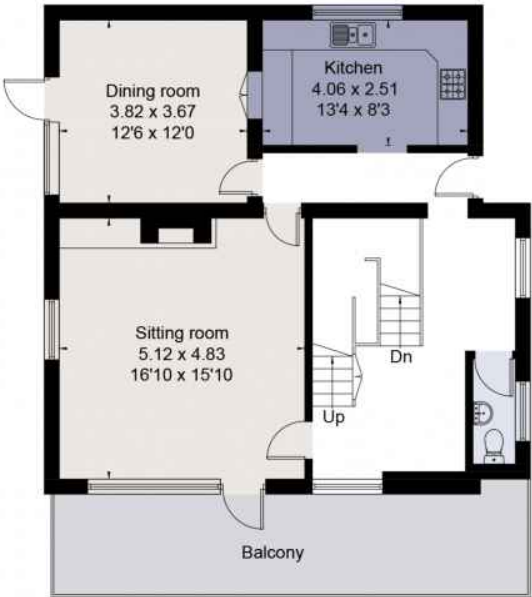




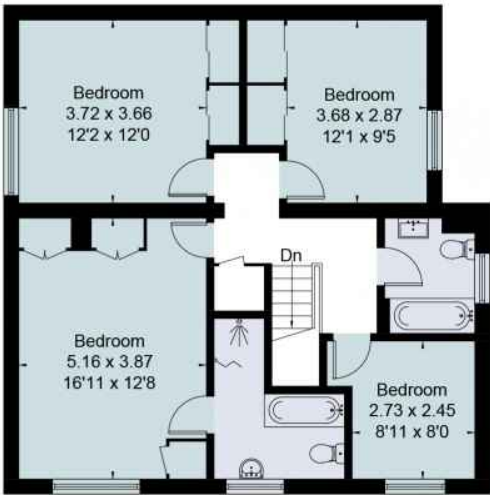
Approximate Area = 184.2 sq m / 1983 sq ft  
Garage = 31.8 sq m / 342 sq ft  
Total = 216.0 sq m / 2324 sq ft  
Including Limited Use Area (0.4 sq m / 4 sq ft)  
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Ground floor



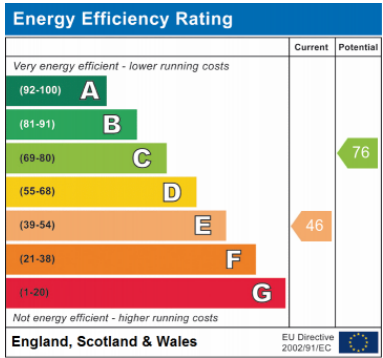
First floor



Second floor



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