



A recently-built family house in this smart development of just three homes

2 The Old Dairy, Barden Road, Speldhurst, Kent TN3 0LH

Freehold



entrance hall • cloakroom • sitting room • kitchen/dining room • utility room • principal bedroom with en-suite bathroom • 3 further bedrooms with en-suite shower rooms • en block garage • front garden • rear garden • EPC = C

Description

Built in 2018 and sold with the remaining balance of the 10 year Proteck warranty, 2 The Old Dairy forms the middle section of this impressive and individual 'barn style' building which has an industrial contemporary edge and has been fitted out by the developers to a high standard of presentation. The property has a lovely feeling of space and light throughout with double glazed windows and doors.

Further features include a generously proportioned kitchen/breakfast room fitted with contemporary-style units, tiled flooring and granite worktops, with integrated Bosch appliances and doors opening directly out to the rear garden. All four bedrooms have en-suite facilities, including a full bathroom to the principal bedroom and shower rooms to bedrooms 2-4.

The development comprises just three houses, each having a double garage en block opposite and the communal areas have an electric gate to the road.

Situation

Located off Barden Road, just down the hill from Speldhurst village (0.8 miles), the Old Dairy is considered to be well-placed for amenities, schools and commuting. Speldhurst itself has a Post office stores, a Church and the well known George and Dragon public house with a reputation for good food. Bidborough village is at the top of the hill on the other side of the valley and is reached within about 1.4 miles. Here there is also a local store and a petrol station, as well as The Kentish Hare public house, again well known for its food. Tunbridge Wells, Tonbridge and

Sevenoaks are the main towns with comprehensive shopping and entertainment amenities being reached within 7.7 miles, 4.7 miles and 10 miles respectively.

Commuting to London is via the South East train lines from all these towns in addition to Hildenborough village station which is reached through the lanes in about 4.7 miles and is just one stop down the train line from Sevenoaks.

Schooling locally includes village primary schools at Speldhurst, Bidborough and Penshurst and secondaries in Tunbridge Wells and Tonbridge, including the sought-after Kent Grammar Schools. In addition, there are preparatory schools at Langton Green, Tonbridge and Sevenoaks and public schools at Tonbridge for boys and co-ed at Sevenoaks School itself.

Directions

From Tunbridge Wells take the A264 towards Langton Green. At the Hare public house turn right into Speldhurst Road. When you reach the village, past the primary school and the T junction turn right then take first left into Barden Road. Follow this road out of the village and the Old Dairy will be found on the right hand side.

Outgoings

Tunbridge Wells Borough Council (01892) 526121

Services

Gas-fired central heating, mains water and electricity

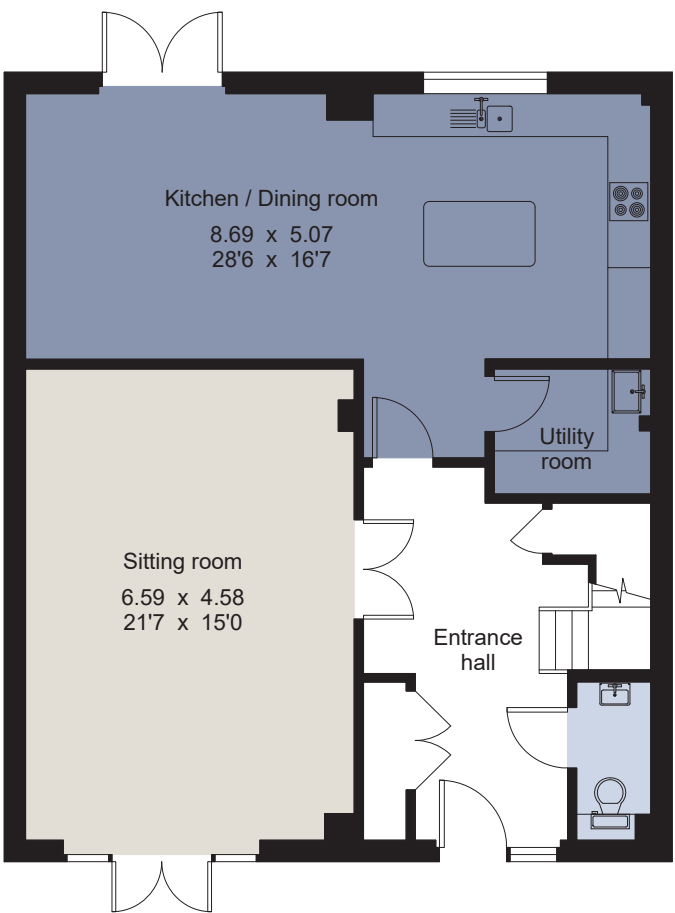
Viewing

Strictly by appointment with Savills.



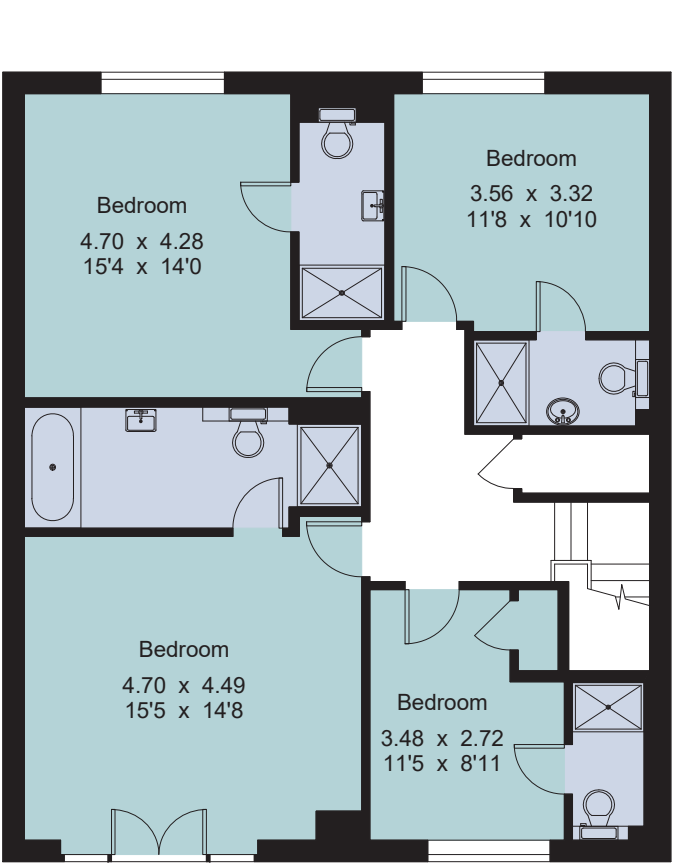


2 The Old Dairy, Speldhurst
Gross internal area (approx) 183.5 sq m/1975 sq ft
Garage 26.2 sq m/282 sq ft
Total 209.7 sq m/2257 sq ft



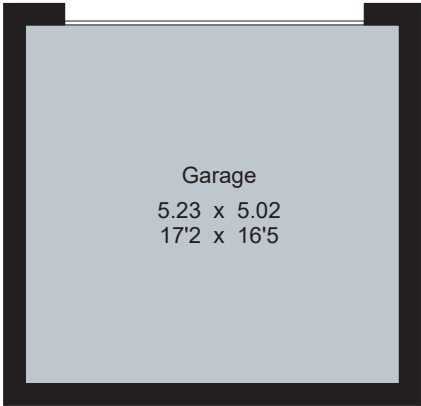
Ground floor

For identification only. Not to scale. ©



First floor

For identification only - Not to scale
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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