



**AN IMPRESSIVE NEWLY-CONSTRUCTED FAMILY HOME, CENTRALLY PLACED WITHIN
AN ESTABLISHED AND SECLUDED 0.6 ACRE PLOT IN THE HEART OF SPELDHURST**

SAXONS
SPELDHURST, KENT



SAXONS
ST. MARY'S LANE, SPELDHURST
KENT TN3 0PP

Accommodation of about 4,362 sq ft comprising:

Ground floor

- ◆ entrance porch ◆ spacious central reception hall
- ◆ open-plan kitchen/dining/sitting room ◆ drawing room ◆ family room
- ◆ cloakroom ◆ utility room

First floor

- ◆ two bedroom suites, one with balcony
- ◆ two further bedrooms, one en suite ◆ family bathroom

Second floor

- ◆ 665 sq ft of open plan accommodation
- ◆ services in place for bathroom if required

- ◆ about 0.61 acres
- ◆ double garage with external entrance to store above
- ◆ parking for numerous cars ◆ EPC = B

- ◆ 10 year LABC warranty

Description

At the heart of the historic Wealden village of Speldhurst, and tucked away at the end of St Mary's Lane lies Saxons. A substantial new home, surrounded by grounds of over 0.6 acres, this tastefully-designed property offers a secluded location, free of passing traffic, and with charming views to the Parish Church.

With brick, tile-hung and weather-boarded facades, half-hipped roof and brickwork detailing, Saxons takes external design cues from the local vernacular and combines this with a stunning modern interior.

The principal living area of the ground floor is an open-plan kitchen/dining/sitting room, flooded with light from aluminium framed bi-fold doors and a dramatic ten-paned window connecting the ground floor to the galleried landing above.

To one end is a well-specified kitchen, with an island unit/breakfast bar, quartz worktops, eye-level ovens and built-in Siemens appliances. With the bi-fold doors facing west opposite the east-facing feature window, this impressive living space enjoys sunshine from sunrise to sunset.

Two further reception rooms include a dual-aspect drawing room, with French doors opening out to the garden, a substantial fireplace with an oak lintel and a wood-burning stove, and a dual-aspect family room. A utility room, with plumbing for laundry equipment, a Belfast sink and with outside access, completes the ground floor accommodation.



The spacious first floor accommodation features two bedroom suites, each with a dressing room and fitted wardrobes, the larger of the two opening on to a south-facing balcony with views to St Mary's Church.

Two further bedrooms and a family bathroom open off a central galleried landing, with stairs leading up to the second floor attic room. This 665 sq ft space has windows to both end walls and Velux roof lights and offers the potential to be configured as one or two further bedrooms and a bath/shower room, subject to any necessary permissions.

Outside

Located at the far end of St Mary's lane, a no-through-road, Saxons sits centrally in its plot with tall wooden electric gates which open to reveal an attractive turning circle to the front of the house. The separate double garage block features a room above, with separate outside access and a dormer window and Velux roof lights. To its side is parking for several cars.

Lying to three sides of the house, the garden is mostly level and lawned, with mature shrubs and trees to the boundaries and new planting designed to complete the leafy and established feel of the land. The largest area of garden lies to the west, with the bi-fold doors of the main living space opening onto a paved terrace. Steps up into the garden suggest the possibility to create more extensive terracing for enjoyment all-day and evening sunshine for entertaining and outside-living.

Situation

Saxons' position in the heart of Speldhurst village offers seclusion and privacy and the convenience of footpath access from its front gates to the services and amenities of the village. Paths lead through the churchyard branching off to the post office store, the popular and historic George and Dragon public house and the well regarded primary school, rated 'Outstanding' in its most recent Ofsted report (2014).

Surrounded by beautiful Wealden countryside, a wealth of public footpaths are accessible from the village, including waymarked routes such as the Tunbridge Wells Circular Walk and the Wealdway.

Communications: The village of Langton Green (about 1.9 miles) and the comprehensive amenities of Tunbridge Wells (about 3.5 miles) are a convenient journey from the village. Rail services to London (via London Bridge to Charing Cross or Cannon Street) can be accessed from Tunbridge Wells Station (about 3.8 miles), or several stops further up the line at Tonbridge (about 4.5 miles) or Hildenborough (about 5.4 miles) via Bidborough Ridge to the north. The A21 is accessed at Tonbridge for connections to the M25 and the motorway network and the channel ports and Channel Tunnel via the M20.

State and independent schools: Primary schools in Speldhurst and Langton Green, preparatory schools, secondary schools and Kent Grammars in Tonbridge and Tunbridge Wells, and independent schools in Tonbridge, Pembury and Sevenoaks.



Directions: Leave Tunbridge Wells via the A264 towards Langton Green and Groombridge. Pass through Langton Green and turn right by The Hare public house towards Speldhurst. Continue into the village, pass the school on the left then turn right after The George and Dragon and then immediately left into Barden Road. Pass the village shop/post office and take the first left into Northfields. After 400ft turn left in to St Mary's Lane and the white double gates of Saxons will be found at the far end.

Services: Gas-fired central heating. Mains water, electricity and drainage.

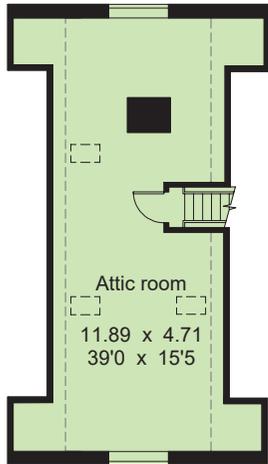
Outgoings: Tunbridge Wells District Council: 01892 526121. Current tax band G.

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.

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FLOORPLAN

----- Restricted height



Second floor

Saxons, Speldhurst

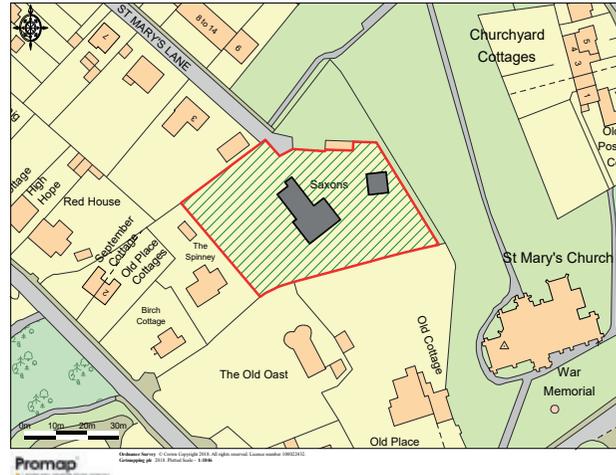
Gross internal area (approx.)

House - 405.3 sq m (4362 sq ft)

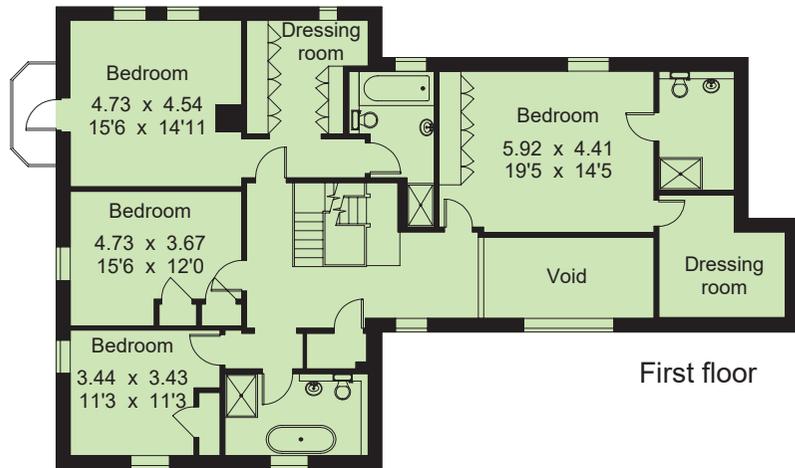
Garage - 71.7 sq m (771 sq ft)

For identification only - Not to scale

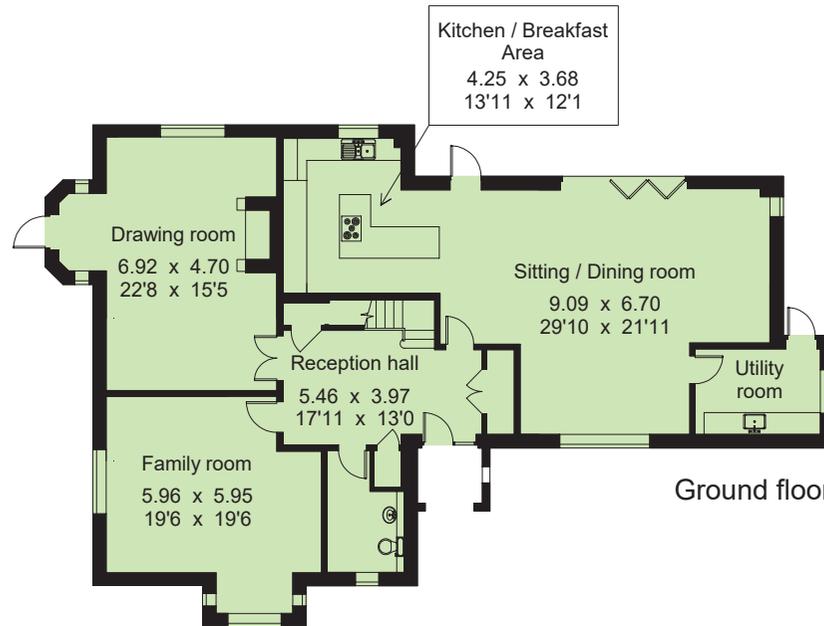
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

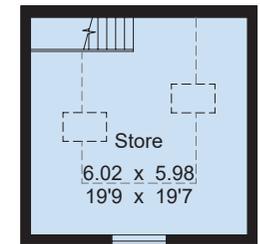


First floor

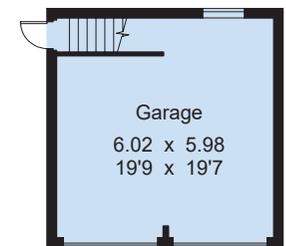


Ground floor

----- Restricted height



First floor



Ground floor



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Photographs Taken September 2018

Brochure Prepared September 2018

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