

An impressive newly-built house in the heart of this sought-after village

Chapel House, 21A Barden Road, Speldhurst, Tunbridge Wells, TN3 0QB

 3  2  2

| Guide Price £875,000



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## About this property

Chapel House is a striking newly-built home, finished to a high standard and with an exceptionally high energy rating which will appeal to those looking for an efficient 'lock up and leave' or downsizing option, as well as families wanting a central village position. The property is tucked away off Barden Road, with a wide forecourt and an attached open garage providing off-street parking, opposite the thriving village community shop.

The contemporary design is impressive, creating a feeling of light and space with large double glazed windows, engineered oak flooring to the ground floor and stylish fixtures and fittings throughout.

The reception hall opens through to a generously proportioned kitchen/dining room with skylights and big bi-fold doors out to a sheltered rear terrace. It is well designed family space with a comprehensive range of stylish gloss wall and base units, quartz work tops, a breakfast bar and integrated appliances including a gas hob, Bosch electric grill and oven and a Lamona fridge/freezer, dishwasher and washing machine. There is a separate sitting room to the front.

On the first floor, there is a far view to the north east through full height windows on the balustraded landing, a principal bedroom with built-in wardrobes an en suite shower room and a large picture window to the rear, two further good sized bedrooms (one with built-in wardrobes) and a family bathroom.

The property is accessed via a shared driveway from Barden Road, leading to a parking and turning area in front of an open garage. To the rear is an enclosed low maintenance courtyard-style garden with a side access, a porcelain tiled terrace in front of the kitchen/dining room, an area of artificial lawn and a porcelain tiled wall, with a newly-planted raised border.

### Energy Rating:

A major benefit is the modern specification resulting in an "AA" EPC rating achieved by high performance glazing, under floor heating to the ground floor, efficient lighting, solar panels and very good thermal transmittance through the walls, roof and flooring.

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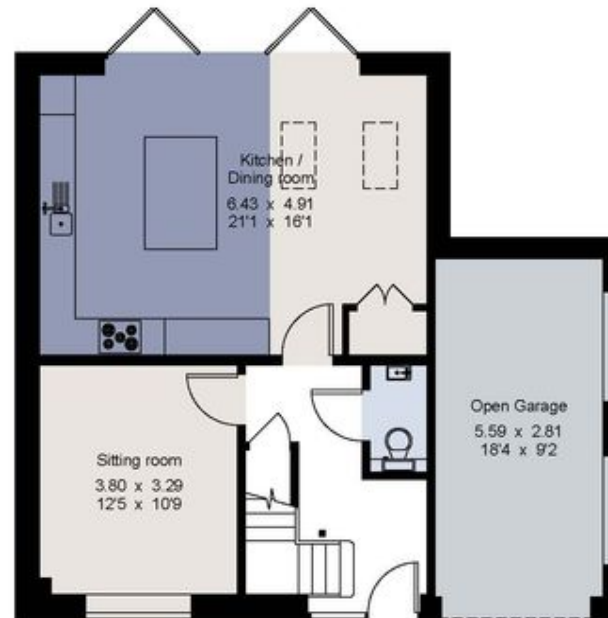


## Plans

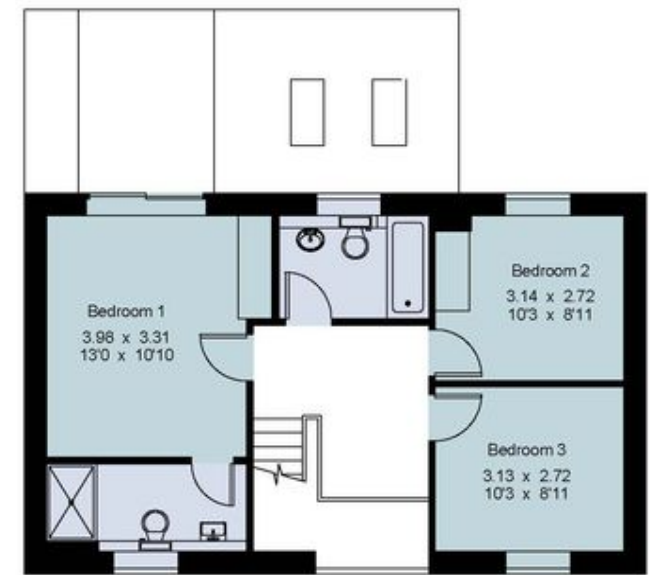
Approx. gross internal floor area  
1,200 sq ft plus attached  
open garage of 167 sq ft

### Local Area

**21A Barden Road, Speldhurst**  
**Gross internal area (approx)** 111.5 sq m/ 1,200 sq ft  
**Open Garage** 15.6 sq m/ 167 sq ft  
**Total** 127.1 sq m/ 1,367 sq ft



Ground floor



First floor

For identification only - Not to scale  
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## Key Information

### Local Authority

Tunbridge Wells  
Borough Council

### Council Tax

Band = TBC

### Tenure

Freehold

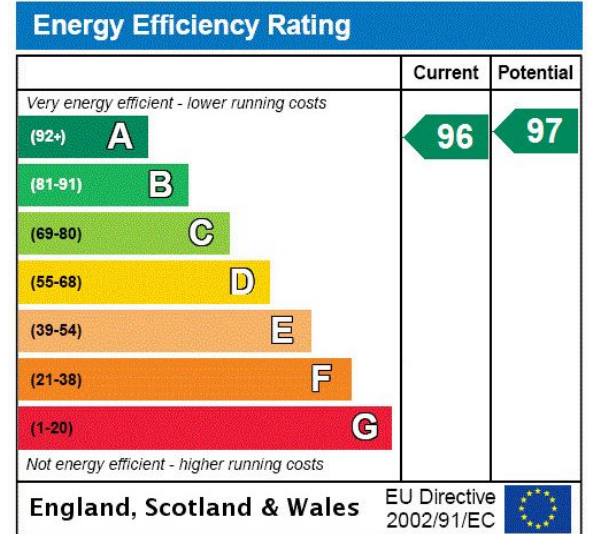
### Services & Additional Information

Mains gas-fired central heating,  
mains water, electricity and  
drainage. Solar panels. 10 year  
Build-Zone New Homes Warranty.

### EPC



EPC Rating = A

CHAPEL HOUSE



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## Enquire



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## More Information



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