



## CLIVERS COTTAGE




Stockland Green Road, Speldhurst, Tunbridge Wells, Kent





# ATTRACTIVE FAMILY HOUSE WITH AN OUTBUILDING AND VIEWS

Tunbridge Wells station 3.1 miles (London Bridge from 45 minutes).  
Tonbridge station 3.5 miles (London Bridge from 34 minutes).  
Gatwick airport 23 miles. Central London 40 miles.  
(All times and distances approximate)

			EPC
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Local Authority: Tunbridge Wells Borough Council  
Council Tax band: F  
Tenure: Freehold

Services: Mains water and electricity. Air source heat pump.  
Private drainage: Sewage treatment plant (installed 2022)

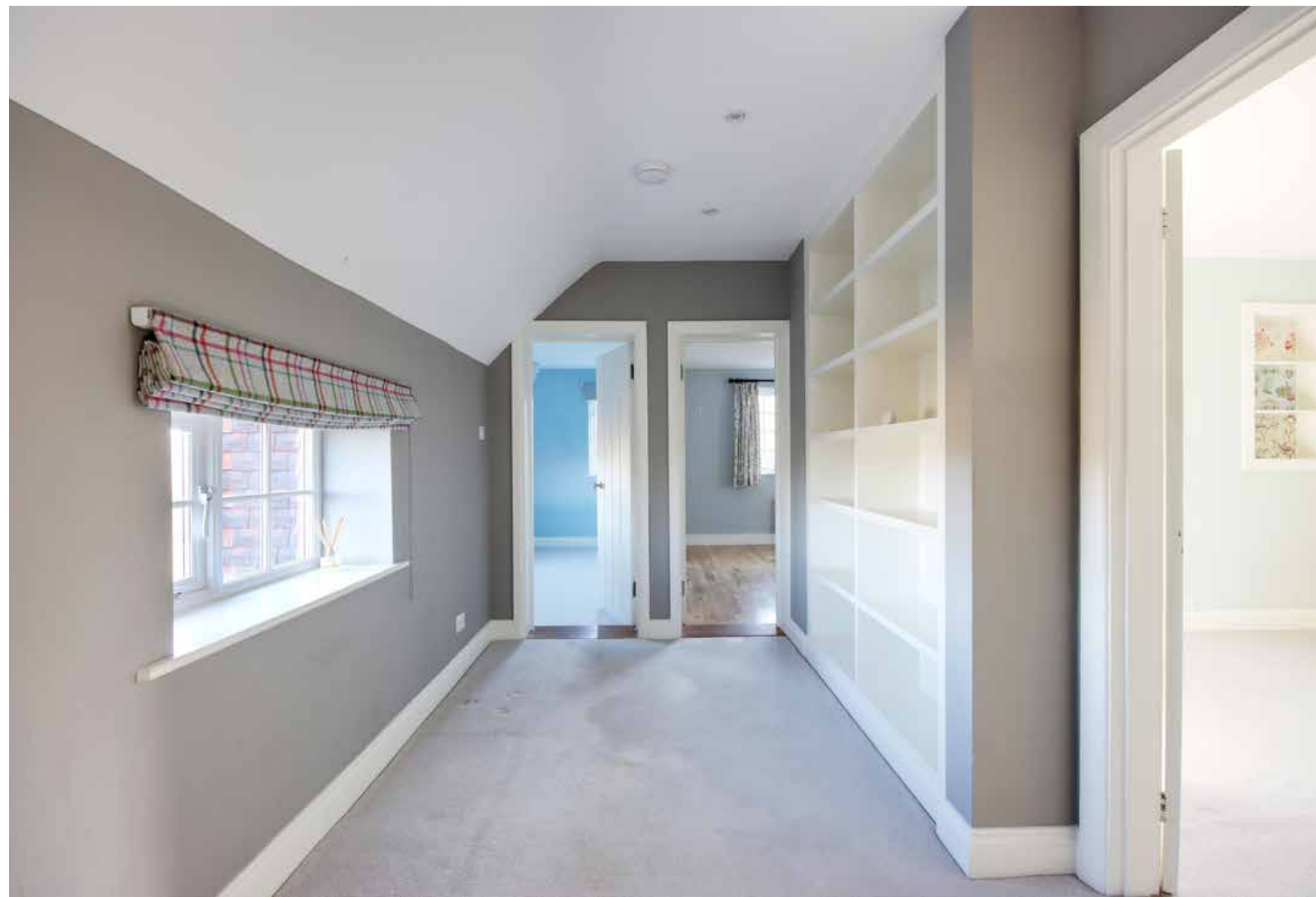
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## FABULOUS RURAL POSITION, YET CLOSE TO AMENITIES

The property sits in a lovely rural position on the outskirts of the sought-after and historic village of Speldhurst, which has a great sense of community and offers an excellent range of local amenities including a community shop and Post Office, farm shop, primary school (rated 'Outstanding' in all areas by Ofsted; Feb 2025), doctors' surgery, church and popular George & Dragon gastropub. Nearby Tunbridge Wells provides comprehensive facilities with national stores and a variety of individual shops, boutiques and restaurants in the famous Pantiles and Old High Street. Mainline train services are available at Tunbridge Wells and Tonbridge providing a regular service to London. Tunbridge Wells and Tonbridge provide a number of well-regarded schools including Holmewood House, Rose Hill, Beechwood, Tonbridge School and The Schools at Somerhill. There are also grammar schools (for girls and boys), including Skinners, Judd, Tunbridge Wells Grammars and Tonbridge Grammar.







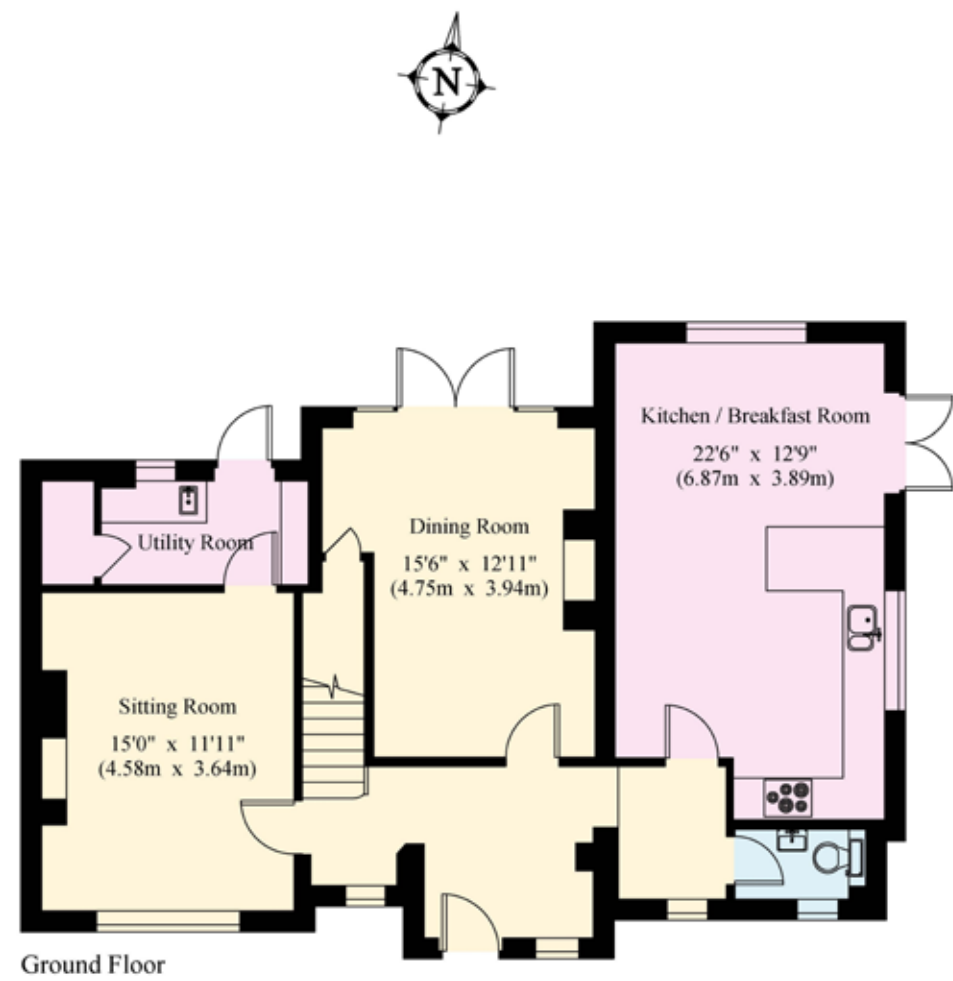


## A WELL-PROPORTIONED FAMILY HOUSE IN A POPULAR SETTING

This wonderful semi-detached family house has attractive tile hung upper elevations and enjoys fine rural views. The front door opens into a spacious entrance hall providing access to the well-proportioned reception space. To the front, the sitting room has a fireplace and a door leading through to a useful utility room and door to the rear. The fantastic double aspect kitchen/breakfast room includes a modern shaker style fitted kitchen with a breakfast bar and Rangemaster oven. To one end, the breakfast room has space for a dining table, as well as French doors leading out to the terrace and gardens creating a perfect entertaining space. There is a separate dining room with a fireplace and French doors also leading out to the rear terrace and gardens. On the first floor, there are four good sized bedrooms and a family bathroom. The principal bedroom has a walk-in dressing room and en suite shower room. Outside, the house is approached over a driveway leading to the house, parking area and detached outbuilding which has recently been used as an office/studio with a kitchenette area, shower room and large attached store room. To the rear and side of the house there is a paved terrace and large decked area, ideal for al fresco dining. The delightful gardens are laid to lawn and offer a high degree of privacy as well as fabulous views over the surrounding countryside.

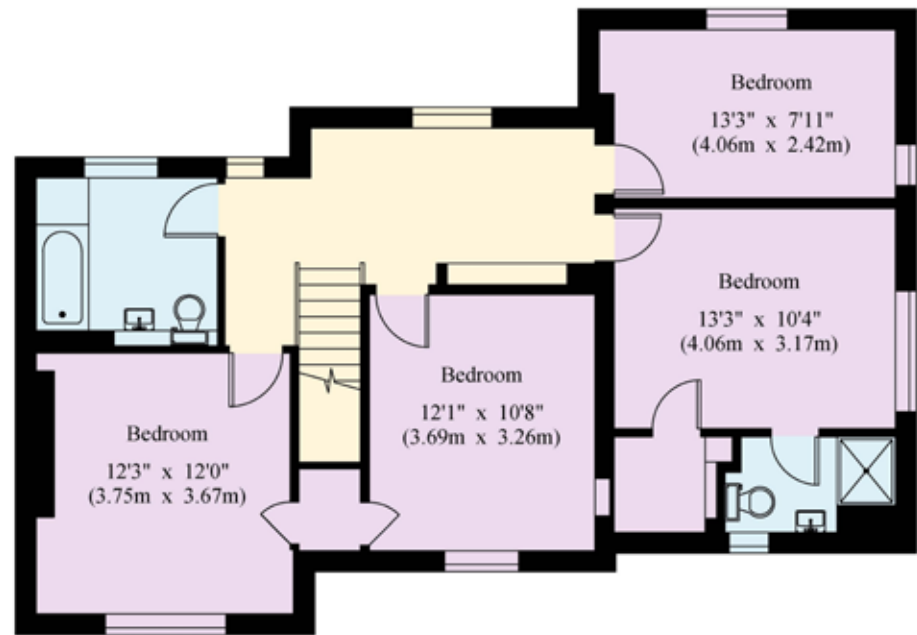
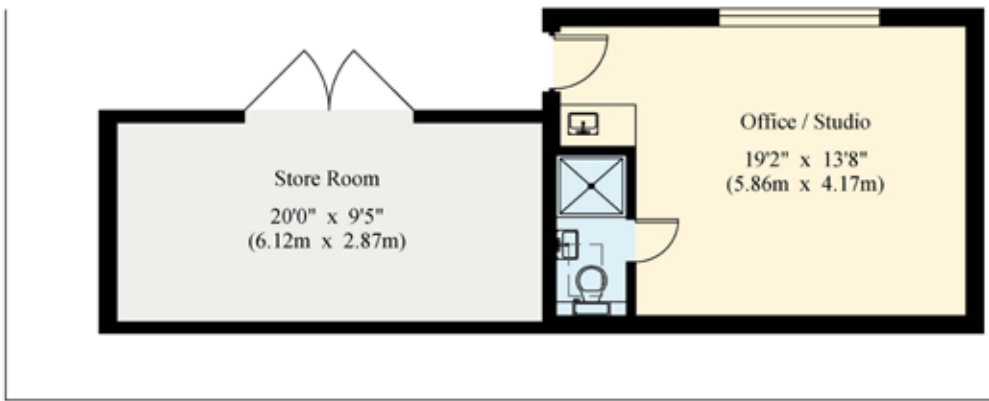




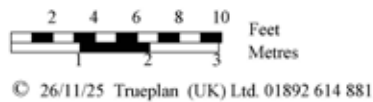


Ground Floor

Approximate Gross Internal Area =  
House: 167.6 sq m / 1804 sq ft. Office/studio: 42.8 sq m / 460 sq ft.  
TOTAL: 210.4 sq m / 2264 sq ft.



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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