



Queens Spinney

House - Gross Internal Area : 331.1 sq.m (3563 sq.ft.)
Garage / Workshop / Car Port - Gross Internal Area : 59.6 sq.m (641 sq.ft.)
Open Garage / Wood Store - Gross Internal Area : 36.6 sq.m (393 sq.ft.)



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Queen's Spinney, Ashurst Road

Ashurst, Tunbridge Wells, TN3 9SU



Queens Spinney is a fine and spacious (3563 sq. ft.) country house originally built from the remains of a former stone rectory and standing elevated over its 2.6 acre grounds. It is now a superb residence for buyers seeking an interesting property combining privacy and convenience to amenities. Ashurst mainline station is 1.4 miles distant and the primary schools at Langton Green (1.4 miles) and Groombridge (1.8 miles) respectively.

Canopied Porch, Spacious Hall, Sitting Room, Family Room, Dining Room, Study, Kitchen / Breakfast Room with electric Aga, Utility Room, usable Cellar, 4 Bedrooms, 2 ensuite Bathrooms, Family Bathroom, ground floor Bedroom 5, Cloak/Shower Room, Oil Fired Central Heating, Outbuildings, Oak Double Bay Garage, formal Gardens to include illuminated former stone rectory ruins, extensive Lawns and Woodland.

Guide price £1,500,000 Freehold



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you, please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ Impressive double panelled doors lead into spacious reception hall with French doors at the far end out to the rear garden.
- ◆ Vertical exposed beams form a dividing wall into a vaulted ceilinged sitting room, galleried to the principal bedroom and featuring a stunning chimney breast with inglenook fireplace, and wood burning stove, wide bay with doors leading out to a patio.
- ◆ Oak floors in the hall continue through to a dining room with further French doors out to the patio.
- ◆ A stunning bespoke kitchen with light oak cabinets, granite worksurfaces, matching Welsh dresser.
- ◆ Appliances include electric four oven Aga plus matching electric convectional Aga oven, Miele dishwasher and larder fridge.
- ◆ The room enjoys a dual aspect and stable door out to an attractive courtyard it also has easy access to a useable cellar currently housing 2 large fridge freezers, modern circuit breaker and wine rack.
- ◆ Adjacent utility room with matching cabinets and double butler sink, plumbing for washing machine and space for tumble dryer and door to outside.
- ◆ Oil fired Grant boiler providing central heating and domestic hot water (annually serviced).
- ◆ Family room features a large floor to ceiling glass bay window



and sliding patio doors with views to garden including the illuminated walls of the former stone rectory.

- ◆ Good sized ground floor bedroom 5 with wall to wall fitted wardrobe cupboards.
- ◆ Cloak/Shower room with shower cubicle low level WC and wash basin.
- ◆ Purpose built study with fitted desk, open shelving.
- ◆ Staircase to a large landing and giving access to all double bedrooms, all of which enjoy attractive views over the garden.
- ◆ Two of the four double bedrooms have their own ensuite bathrooms, and the principal bedroom is galleried with views down to the living room.

Outside

- ◆ Remote controlled 5-bar gate leads to a sweeping driveway and up to a double bay oak garage and the main house.
- ◆ Formal gardens surround the house enclosed to the front by a substantial workshop/garage outbuilding with adjacent carport/log store.
- ◆ There are 2 patios facing southeast and southwest with one partially enclosed by the former Rectory walls.
- ◆ The house and formal garden stand elevated to the remainder of the garden with its extensive lawns punctuated by a superb Sequoia tree, the lawns naturally lead into managed Woodland which has been cleared by the current owner and comprises of mixed trees and Rhododendrons.

Practicalities

- ◆ Mains electricity, water, oil fired central heating, Titan private drainage system installed in 2006.
- ◆ **Agents note** ~ in our view the property presents well and has been maintained to a high standard.

Location

- ◆ Ashurst village has a thriving community. The sports field is co-operatively owned and now holds village fetes, firework parties, a Montessori Nursery, a BMX track, as well football, cricket etc. A children's playground for village use is located next to the pavilion.
- ◆ Ashurst mainline station provides services to London Bridge (58 minutes) and Uckfield 25 minutes.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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