



Speldhurst Road, Langton Green, Tunbridge Wells



Bluebell House, Speldhurst Road, Langton Green

A wonderful, detached family home, set over three floors, offering well balanced and flexible living with garage and garden.

The front door opens up into a spacious hallway with cloakroom, and integrated storage beneath the staircase. This property also benefits from under floor heating throughout the ground floor. The open plan kitchen is fitted with wall and base units and fully integrated appliances. French patio doors lead out to the west facing garden with paved patio. The open plan sitting room offers a great area for day-to-day life and entertaining. On the first floor the large principle bedroom with en suite offers bespoke fitted wardrobes and separate shower and bath. The second bedroom also offers fitted wardrobes and an ensuite shower room. There are two further bedrooms on the second floor with large family bathroom.



Tenure: Freehold

Local authority: Tunbridge Wells Borough Council : 01892526121

Council tax band: G

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

Planning permission extant - A single storey side and rear extensions and conversion of garage to habitable use. Ref: 16/06060/FULL

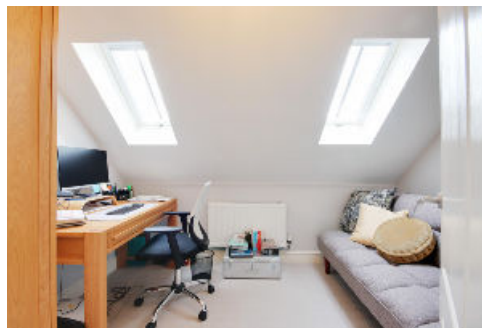
Situation

Langton Green is a popular village, situated approximately two miles to the west of Tunbridge Wells. The property is ideally positioned on the edge of the village yet within easy reach of the village centre with its range of independent shops. The property provides an excellent base for many schools, for all age groups including Langton Green Primary. Tunbridge Wells provides a wide ranging and appealing choice of shopping facilities with many major national stores in Royal Victoria Place and the historic High Street and Pantiles

Direction

From London Rd (A26) take the second exit at the roundabout, continue on and take the second exist onto Major York's Rd for 0.5 miles. At Bishops Down Roundabout, take the first exit onto Langton Rd/A264. After 2 miles turn right onto The Green, continuing onto Speldhurst road where Bluebell house is situated at the end of a private drive.



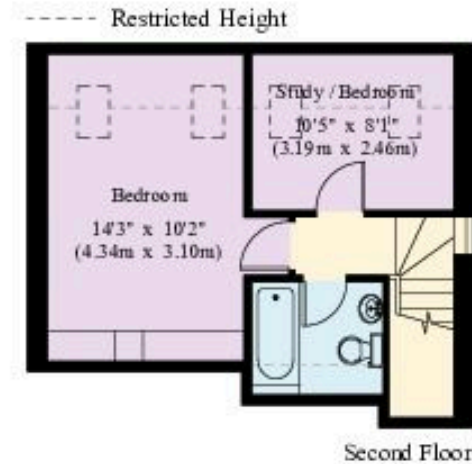
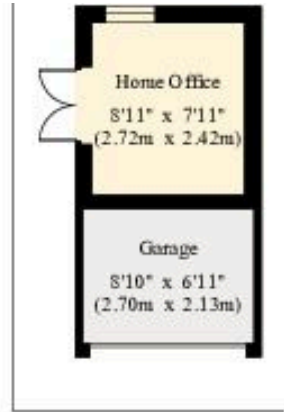
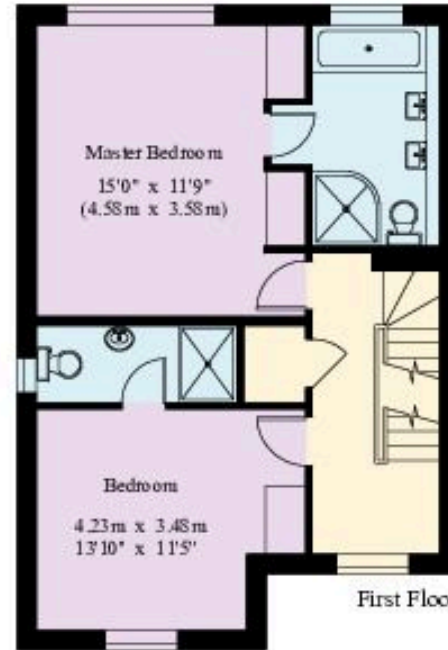
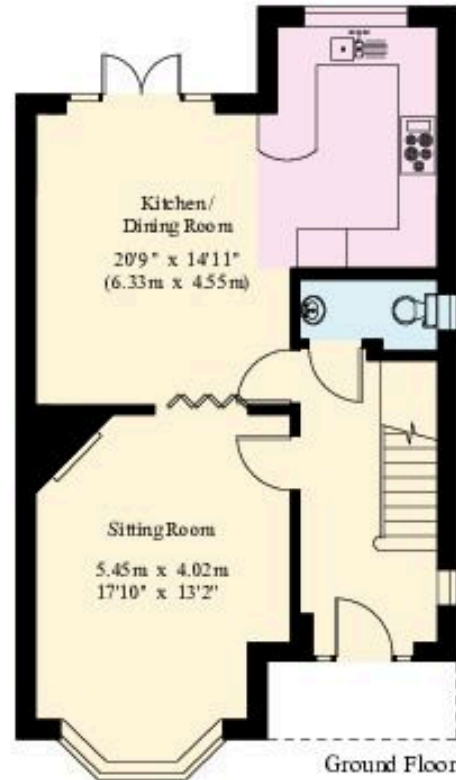


A beautifully presented property, perfectly situated in a sought after location with easy access to daily amenities.



**Approximate Gross Internal Floor Area
House - 151.6 sq m / 1631 sq ft. Office - 13 sq m / 139 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated September 2022. Photographs and videos dated September 2022.

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