



13 Langholm Road, Langton Green, Tunbridge Wells





An attractive single-story residence providing well-proportioned and flexible family accommodation in a desirable and tucked-away location with beautifully landscaped and mature gardens.

Situation

The property is located in a prime position within easy reach of Langton Green, with its range of independent shops, cafés, village green, and renowned gastro pub 'The Hare.' The property is also located exceptionally well for the outstanding Langton Green Primary School, just a short distance away; local preparatory schools include Holmewood House, Ashdown House, Brambletye, and The Schools at Somerhill. Tunbridge Wells offers comprehensive shopping facilities, including many major national stores in Royal Victoria Place and a wide variety of individual shops, cafes, and restaurants on the famous Pantiles and historic High Street. Tunbridge Wells also offers excellent educational facilities within the state and private sectors, including grammar schools for boys and girls in Tunbridge Wells and Tonbridge.

Distances

Langton Green 0.5 miles, Tunbridge Wells station 3 miles (London Bridge from 44 minutes), The Pantiles 2.7 miles, Ashurst station 2.9 miles (London Bridge from 64 minutes) (All times and distances are approximate).



The Property

The front door opens into a spacious hallway, providing access to all the principal living areas, comprising a good-sized living room with a large window and feature fireplace. The open-plan dining room is considered the hub of the house and leads through to the kitchen with fitted wall and base units and integrated appliances. The spacious dining room offers access to a delightful conservatory that provides access and views to the picturesque garden. There is also a convenient utility room accessible via the kitchen, which leads into the single garage.

There are three generous-sized bedrooms with fitted wardrobes and a family bathroom. The principal bedroom offers a large ensuite bathroom with a shower.

The property is approached via a private driveway with a garage and parking for multiple cars: mature hedging borders the front with a fabulous landscaped front garden. To the rear is a beautiful, enclosed flat garden (accessed via the utility room and conservatory) mainly laid to lawn with established flowering shrubs and mature hedging, encompassed by trees. An attractive large terrace sits at the rear of the house, leading to various seating areas providing the perfect backdrop for entertaining and al fresco dining.





Directions (TN3 0EY)

From Tunbridge Wells, take the A264 towards Langton Green; after 1.6 miles, turn right on to Stonewall Park Road and continue. After 0.1 mile, turn right on to Langholm Road, and continue for 200 yards; bear left, and number 13 will be located on the right-hand side.

Property information

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

Local Authority Tunbridge Wells Borough Council. Tel: 01892 526121.

Council Tax Band E

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP

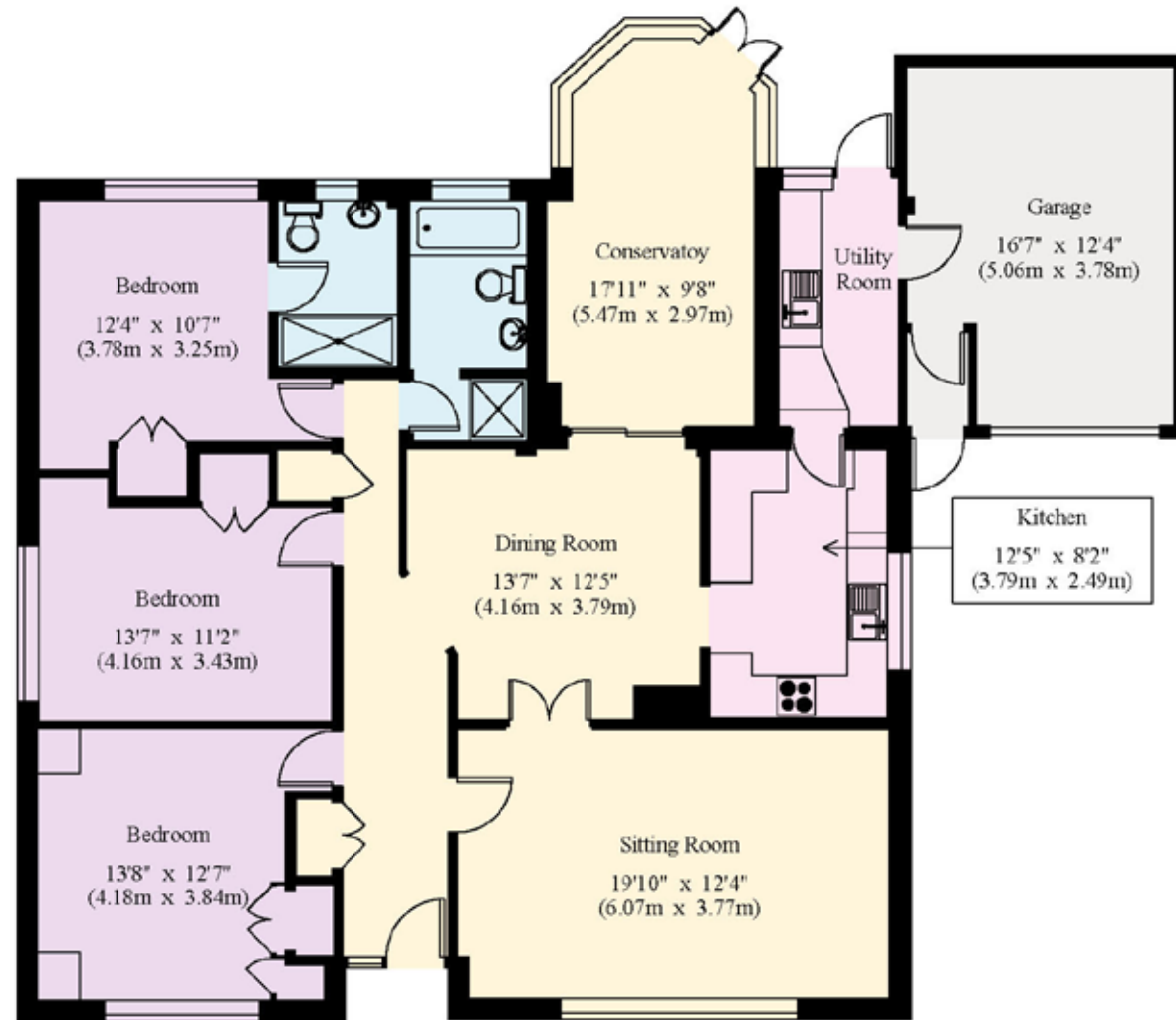


Approximate Gross Internal Floor Area

Total Area = 159.7 sq m / 1,719 sq ft (Including Garage)

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.



Ground Floor

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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 [November 2023]. Photographs and videos dated [November 2023].

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