



Langton Road, Langton Green, Tunbridge Wells, Kent

RUSTHALL HOUSE
COTTAGE



A characterful property set in the sought-after area of Langton Green, this superb family home has been partially renovated and extended by the current owners while offering great scope for more.

Situation

The property is located in a prime position within easy reach of Langton Green, with its local shops, public house, and the village green.

As well as the mainline station for London, 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.

Langton Green provides an excellent base for many schools. Local preparatory schools include Holmewood House, Ashdown House, Brambletye, and The Schools at Somerhill. Independent schools include Tonbridge, Sevenoaks, Mayfield, Worth Abbey and Benenden, Tunbridge Wells Grammar Schools for boys and girls, and Skinners School. The property is also located exceptionally well for the renowned Langton Green Primary School.

Distances

Tunbridge Wells mainline station 2 miles (London Bridge from 42 minutes)
The Pantiles 1.8 miles, A21 (Pembury) 5.1 miles (All times and distances are approximate).



The Property

The property is approached via a private driveway with a garage and parking for multiple cars.

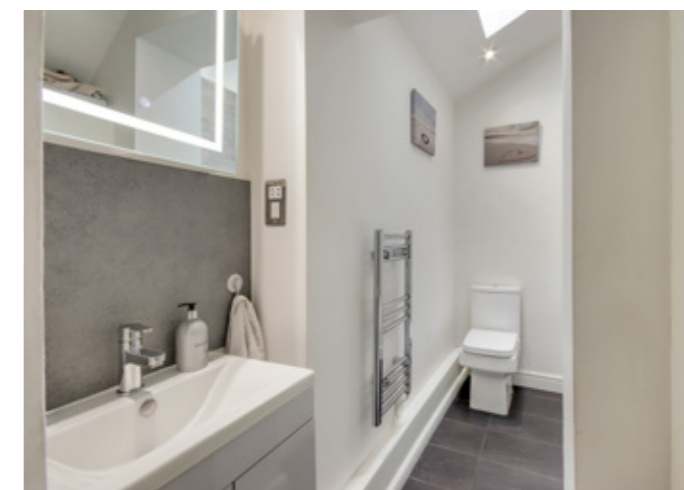
On the ground floor, there is a wonderful open-plan sitting/dining room with a separate study area. The kitchen, which has recently been extended, is located at the rear of the property with integrated appliances, fitted wall and base units, and seating areas.

There is a large double bedroom located on the ground floor, one which is accessible from a door located in the sitting room. The other is located to the right of the dining room and offers a generous-sized bedroom with a modern, well-appointed bathroom, both providing great scope for young families.

On the first floor are two good-sized bedrooms with a family bathroom with a shower.

In a nod to energy efficiency, the property features solar panels with a 9-year guarantee.

To the rear of the house is a superb garden offering seclusion and privacy with a lawned area and a large terrace with decking, perfect for al fresco dining and entertaining.





Directions (TN7 4AB)

From Tunbridge Wells, take the A264 towards Langton Green, continue on this road, and after 1 mile, the property will be located on the left-hand side, through a gated entrance.

Property information

Agents Note The property has a 'flying freehold'; the neighbors have a corridor over the property's ground floor bedroom/bathroom.

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

Local Authority Tunbridge Wells Borough Council Tel: 01892 526121

Council Tax Band F

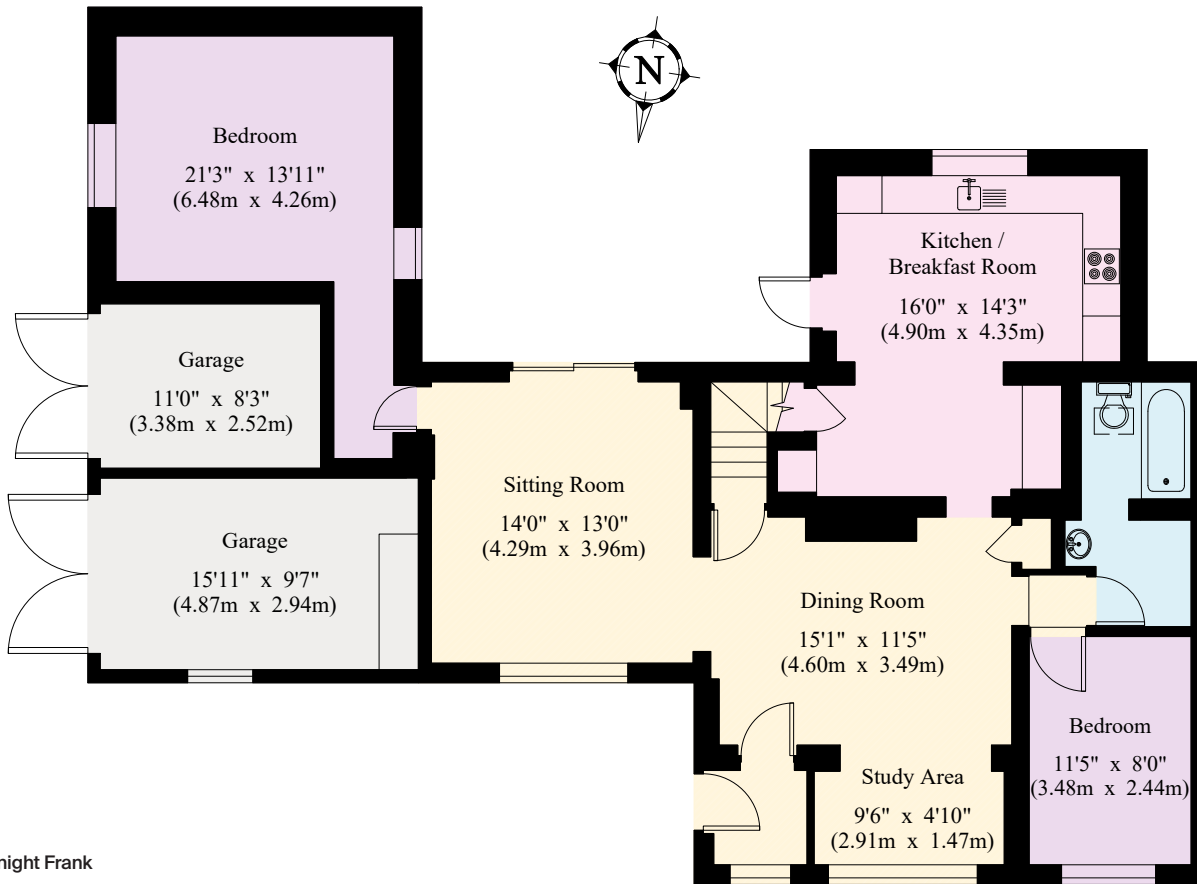
Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP

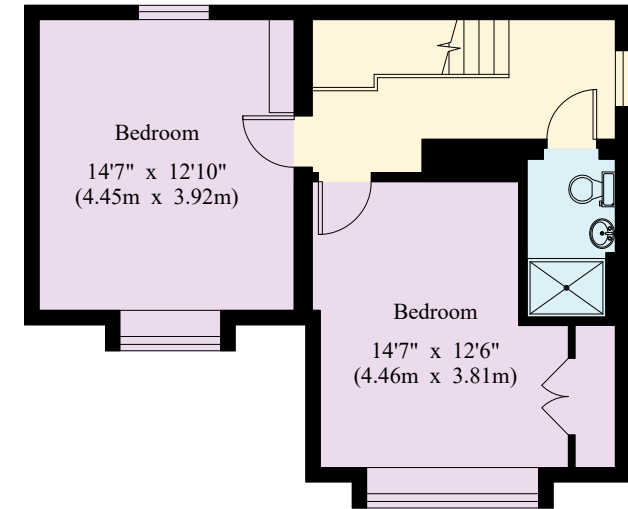
Approximate Gross Internal Floor Area

Total Area = 182.6 sq m / 1,965 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



First Floor

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Particulars dated [April 2024]. Photographs and videos dated [April 2024].

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