

Dornden Drive, Langton Green

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## Situated in sought-after Dornden Drive, a superb detached family home set across three floors with exceptional gardens.

### Situation

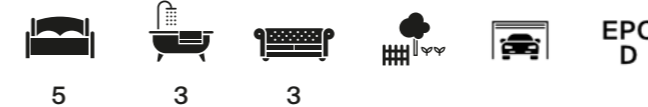
Dornden Drive is a highly regarded and sought-after location in this popular village, two miles to the west of Tunbridge Wells. The property itself is ideally situated close to Holmewood House Preparatory School and the village centre of Langton Green, which boasts a thriving community spirit and the convenience of local shops serving day-to-day amenities.

The spa town of Tunbridge Wells offers an upmarket range of shopping facilities with many major national stores in Royal Victoria Place, and numerous boutiques, jewellers and art galleries in the historic High Street and famous Pantiles.

Schooling in the area is some of the best in Kent, with nearby Langton Green Primary School and well reputed grammar schools in Tunbridge Wells for both boys and girls, as well as Bennett Memorial. Private options in the area include Holmewood House, Somerhill, Rose Hill, Tonbridge and Sevenoaks.

### Distances

Langton Green 0.6 miles. Tunbridge Wells Station 2.2 miles (London Bridge from 44 minutes). The Pantiles 1.9 miles. A21 (Pembury) 4.2 miles. Gatwick Airport 20.9 miles. London 44.1 miles.



## The Property

Believed to have been built in the 1930s, this is a substantial detached family home offering well-presented accommodation arranged over 3 storeys.

The main reception rooms are located at the front of the house, with a sitting room, family room and study overlooking the driveway and front garden. Also leading from the entrance hall, the kitchen offers a range of contemporary wall and base units with impressive black granite worktops and an island incorporating additional storage and seating space. The kitchen itself flows seamlessly into the dining/conservatory area which is flooded with natural light and creates a wonderful entertaining space spanning the rear of the property with direct access out to the garden. A practical utility room with separate w.c. has further access to the garden and also leads to the integral garage.

On the first floor there are 4 bedrooms, each with an in-built wardrobe and one with an en suite, a well-appointed family bathroom and a characterful den, suitable as an upstairs work or play room.

The principal suite is located on the second floor and features Velux balcony windows which offer outstanding views over the rear garden. This floor is completed by a dressing area and a bathroom with both a bath and walk-in shower.

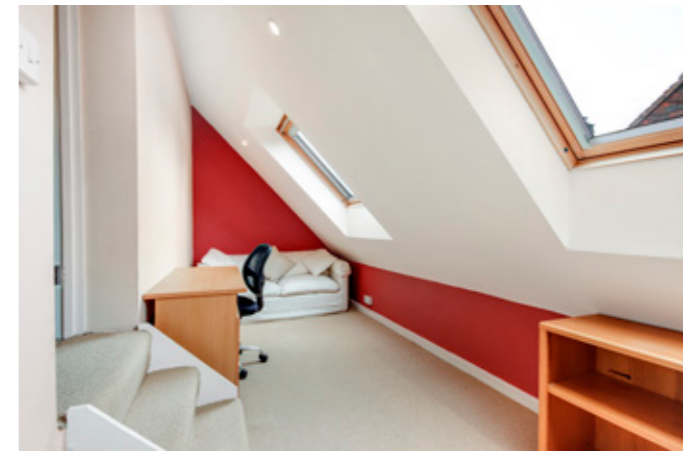
## Gardens and Grounds

The property benefits from an expansive private driveway leading to a single garage and parking for multiple cars. Mature hedging and trees border the front of the property and the front lawn extends around the side of the property to the back garden.

To the rear of the property there is an impressive and private garden with a large paved terrace, providing the perfect backdrop for entertaining and al fresco dining. Beyond the terrace, there is a large level lawn enclosed with mature hedging, 2 garden sheds and a selection of trees and plants throughout.







## Directions

Available from Knight Frank.

## Property Information

**Local Authority** Tunbridge Wells Borough Council

Tel. 01892 562121.

**Council Tax Band** G

**Tenure** Freehold

**Viewings** Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area

Total: 294.8 sq m / 3,173 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.

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