



Holmewood Ridge, Langton Green



An exceptional residence of ambassadorial proportions, offering immaculately presented accommodation in excess of 7,000 sq ft with a luxurious swimming pool complex, and landscaped gardens designed by renowned designer Sue Blakeley, situated on prestigious Holmewood Ridge.

Situation

The property is located in a prime elevated position on a sought-after private road, close to Holmewood House preparatory school and within easy reach of Langton Green, with its local shops, The Hare public house, village green and local community amenities.

Tunbridge Wells is renowned for the quality of its schooling, both in the private and state sectors. The property is within easy driving distance of some notable private schools including Tonbridge School, Sevenoaks School and Benenden within The Weald. The property is located within the wider catchment areas of the surrounding grammar schools.

Sporting and recreational interests in the area are well served with golf at Nizels, Lamberhurst and Hever Castle. Horse racing at Lingfield Park, cricket and tennis at Nevill Cricket Ground and Tennis Club. Sailing and fishing are also available nearby; sailing at Bewl Water and Bough Beech Reservoir, and fishing at Chipstead Lakes. There is an abundance of country walks, cycling and riding to be had in the surrounding countryside. The South Downs and Kent & Sussex Coasts are also in close proximity.



The Property

Walking through the front door, you are greeted by a grand reception hall leading to all the principal living areas. At the rear of the house, an impressive kitchen/dining/living space with separate utility room leads directly out into the garden. The bespoke, hand-crafted kitchen offers a range of contemporary wall and base units, integrated appliances and stunning worksurfaces. Flowing seamlessly from the kitchen, there is a formal drawing room with an abundance of natural light, creating a wonderful entertaining space. There are three further reception rooms on the ground floor as well as a downstairs cloakroom.

The principal suite is located on the first floor at the rear of the house with superb views over the garden and countryside beyond. The luxurious en suite with bath and shower leads into a very well-appointed dressing room. There are three further en suite bedrooms on this floor.

There are two bedrooms on the second floor with an impressive space used as a gym by the current owners. This floor is completed by a stunning family bathroom, with freestanding bath and separate shower.

Gardens and Grounds

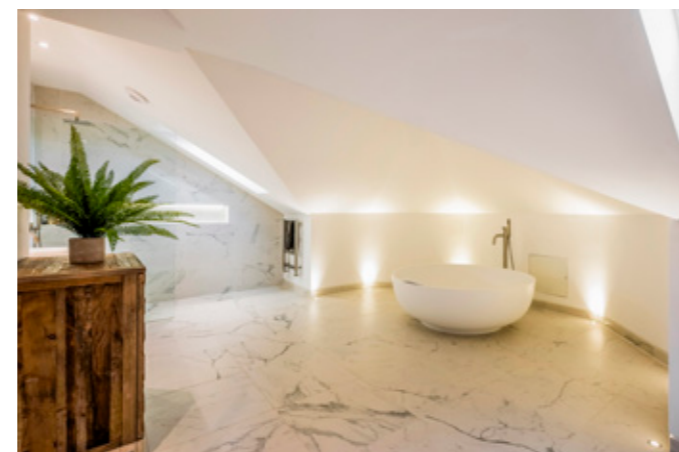
The house is set behind a rendered wall and approached through electric wrought iron security gates leading to a carriage driveway and garage.

The rear garden faces due south and has been extensively landscaped by the renowned garden designer Sue Blakeley with no expense spared to create the perfect environment, including a large stone sun terrace stretching across the rear of the property and an enclosed seating area with outdoor fireplace. Wide shallow steps lead up to the expanse of lawn with box ball hedging encasing the garden path that leads to the main al fresco entertaining space where olive trees surround you and provides an ideal location for sunbathing, bbq's and summer entertaining.

The owners commissioned the building of an indoor pool and spa complex with bi-fold doors that slide back to bring the outside in during the summer months.







Distances

Tunbridge Wells Station 2.5 miles (London Bridge from 42 minutes), A21 (Pembury) 5 miles, M25 (J5) 15.5 miles. (All times and distances are approximate)

Directions (TN3 OED)

Proceed west away from Tunbridge Wells on the A264 (Langton Road) to the centre of Langton Green. With The Hare public house on your right, turn left onto Broom Lane. Turn immediately left again onto Holmewood Ridge where The White House (no.31) will be found 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 H

Tenure: Freehold

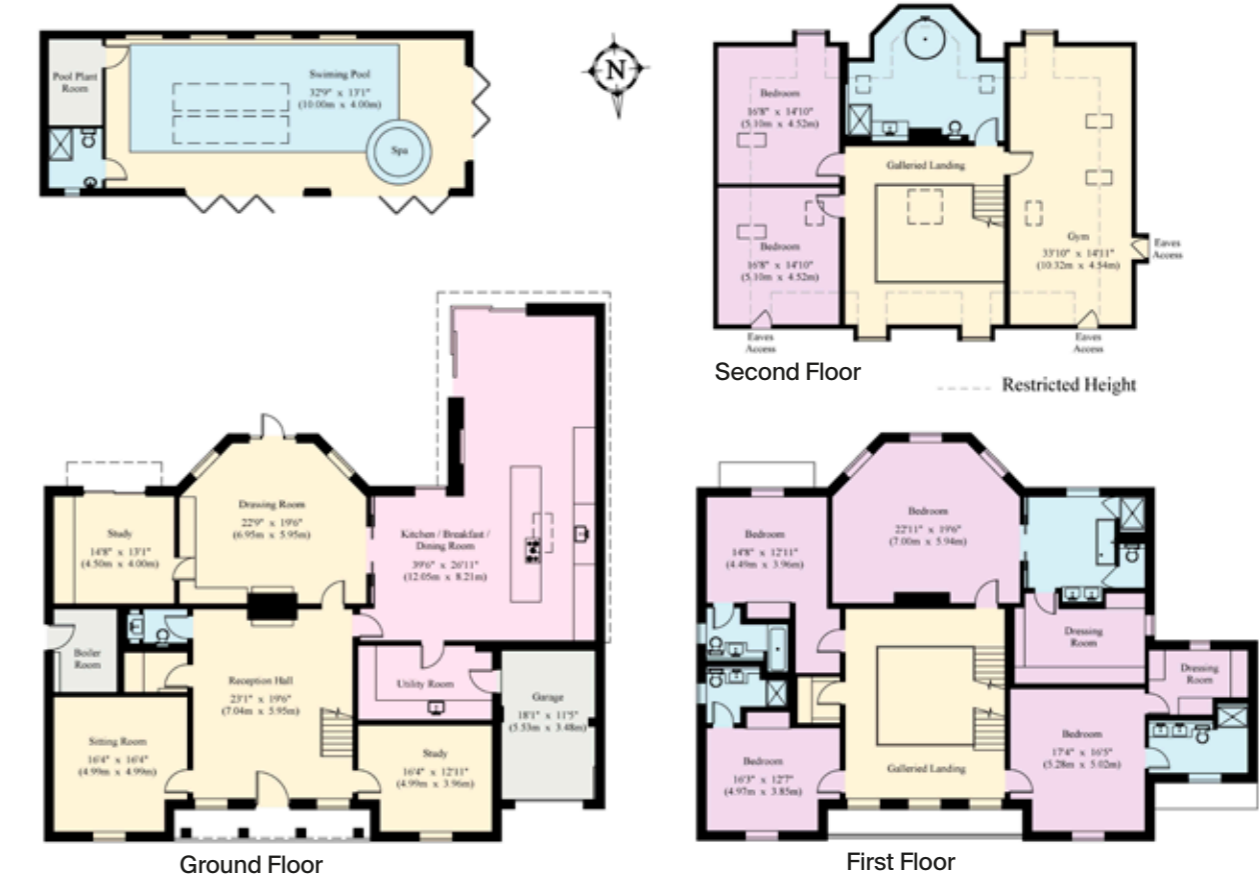
Viewings: Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area

House: 665.5 sq m / 7,163 sq ft

Pool Complex: 86.9 sq m / 935 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 November 2024. Photographs and videos dated September 2022 and November 2024.
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