

Mercers, Langton Green, Tunbridge Wells



A lovely three-bed detached family home, set within a generous corner plot in the picturesque village of Langton Green.

Situation

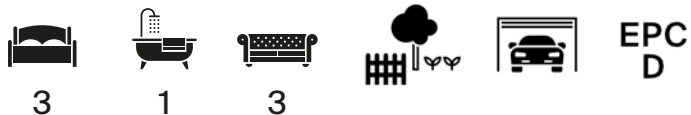
Mercers is situated two miles to the west of Tunbridge Wells, the property itself is ideally situated close to Holmewood House Preparatory School and the village centre of Langton Green, which boasts a thriving community spirit and the convenience of local shops serving day-to-day amenities.

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 0.5 miles. Tunbridge Wells Station 2.5 miles (London Bridge from 44 minutes). The Pantiles 1.9 miles. A21 (Pembury) 3.6 miles. Gatwick Airport 21.5 miles. London 47.5 miles. (All times and distances are approximate)







The Property

A welcoming entrance hall leads to all of the principal living areas. At the rear of the house, there is a light and modern kitchen with fitted wall and base units, complete with integrated appliances and access to the side of the property.

The open plan sitting/dining room features a cosy log burner and flows seamlessly into the conservatory, creating a wonderful space for entertaining.

A useful study and cloakroom complete the ground floor.

Steps lead up to the first floor with three generous sized bedrooms and a well-appointed family bathroom.

Outside

The property benefits from off-street parking and a detached single garage, with an expansive front garden, wrapping around the front and side of the property.

To the rear of the house is a sunny west-facing garden, mainly laid to lawn with mature hedging, terrace areas, boxed planting and a vegetable patch. There is also a useful shed/store located at the end.

Directions (TN3 ODE)

Proceed away from Tunbridge Wells on the A264 (Langton Road), passing the Spa Hotel on your right. After approximately 1.2 miles, turn right onto Newlands. After 0.3 of a mile, turn left onto Mercers, where No. 2 will be located on the right-hand side.







Property Information

Local Authority Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax F

Tenure Freehold

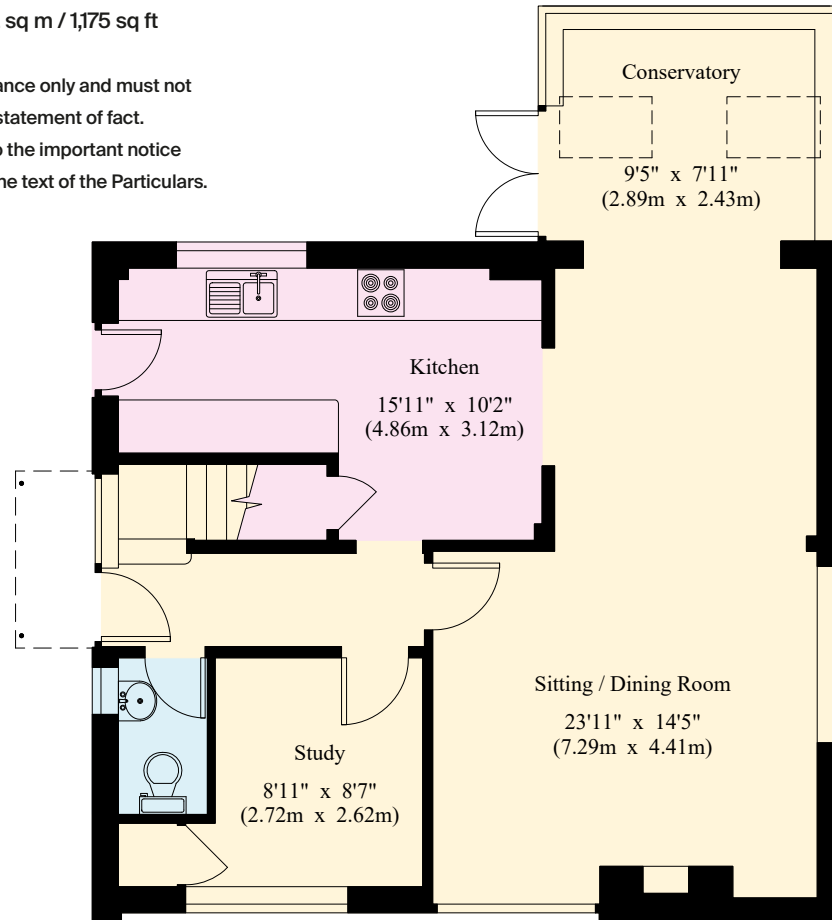
Viewings Strictly by prior appointment with Knight Frank, LLP



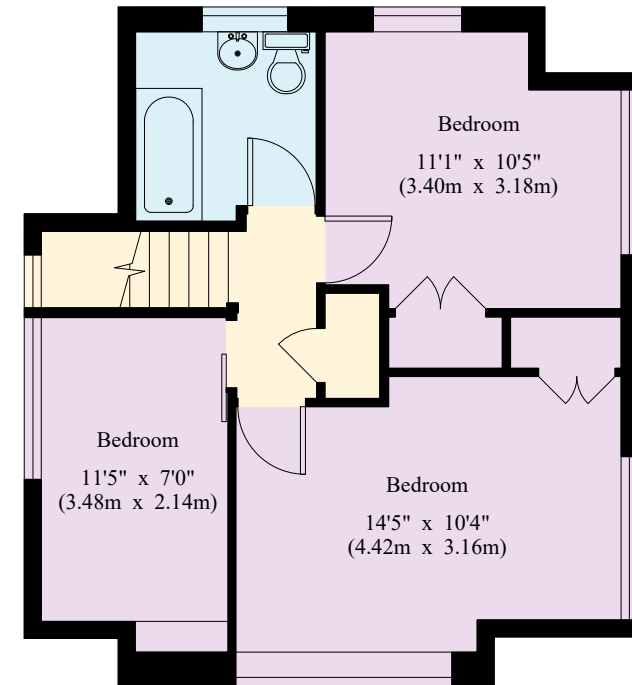
Approximate Gross Internal Floor Area

Total Area = 109.2 sq m / 1,175 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.



Ground Floor



First Floor

Knight Frank
Tunbridge Wells
47 High Street
Tunbridge Wells
Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more

Ross Davies
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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 October 2024.

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