

Langton Green, Tunbridge Wells, Kent





A striking period home set across three floors, renovated to an exceptional standard while retaining much character and located in this iconic setting overlooking the village green in the picturesque village of Langton Green.

Situation

Langton Green is a popular village situated approximately two miles to the west of Tunbridge Wells. The property is ideally positioned on the edge of the village, overlooking the picturesque green, which boasts a thriving community spirit and the convenience of local shops serving day-to-day amenities.

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.

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.

Distances

Distances: Langton Green 0.5 miles. Tunbridge Wells Station 2.9 miles (London Bridge from 44 minutes). The Pantiles 3.1 miles. A21 (Pembury) 6.1 miles. Gatwick Airport 21.8 miles. London 45.4 miles. (All times and distances are approximate)



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The Property

Situated in the picturesque village of Langton Green, this once-village hall has been comprehensively renovated and refurbished to an exceptionally high standard, blending its period features with an array of excellent modern touches to provide generous and flexible accommodation.

The property opens up to a large and welcoming entrance hall with a cloakroom and space for furnishings. The property also benefits from high ceilings and underfloor heating.

To the rear of the property is a superb open-plan kitchen/breakfast room offering a island with seating, fitted wall and base units, and fully integrated Siemens appliances; a door via the utility area leads out to a beautiful terraced garden. The large sitting/dining room is located at the front of the property and has wooden flooring, with a feature fireplace with wood burning stove, and wonderful large bay windows.

On the first floor, there are three generous-sized bedrooms, all with en suites and integrated storage. The principal suite enjoys an attractive outlook with vaulted ceilings, walk-in wardrobe and a luxurious en suite with a free standing bath, large separate shower and dual vanity.

Also of note, on the lower ground floor, there is a fabulous cinema room with a kitchen/bar area.

Gardens and Grounds

The property has a wonderful approach with three off-road parking spaces. To the rear of the house is a beautiful secluded landscaped terraced garden with established flower beds, seating areas and hidden garden storage.



Directions (TN3 0JB)

From Tunbridge Wells, proceed along the A264 towards Langton Green. Upon entering the village, turn right onto The Green and immediately take the next right via a private slip road, where the property can be found after a short distance on the right-hand side.

Property Information

Local Authority Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax Band G

Tenure Freehold

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

Viewings Strictly by prior appointment with Knight Frank, LLP

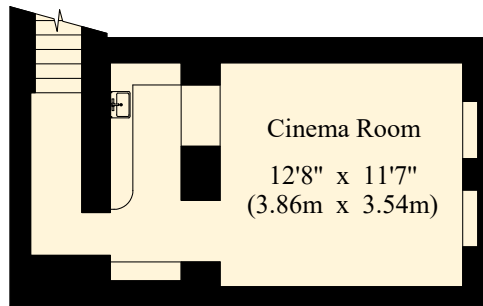


Approximate Gross Internal Floor Area

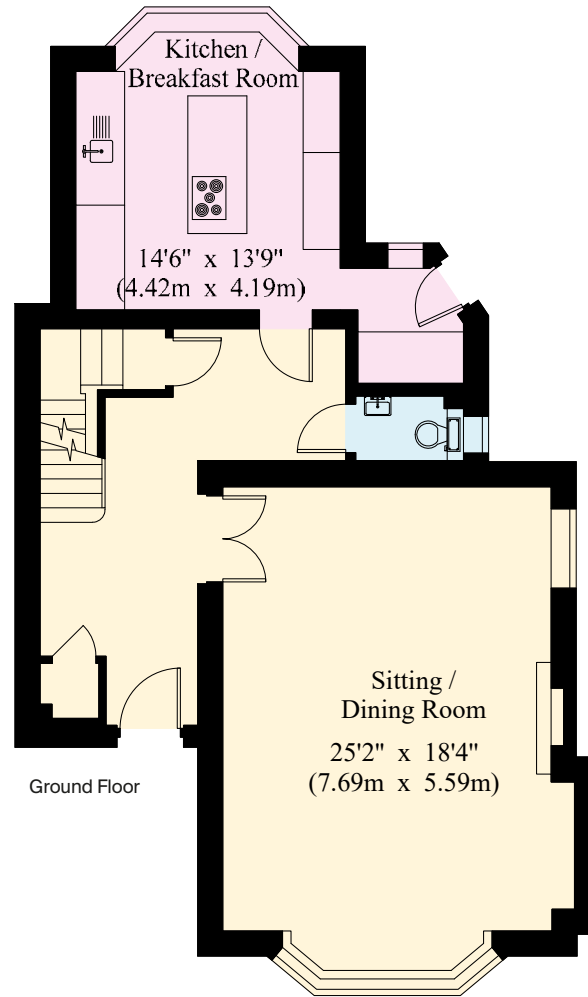
Total Area = 198.6 sq m / 2,137 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

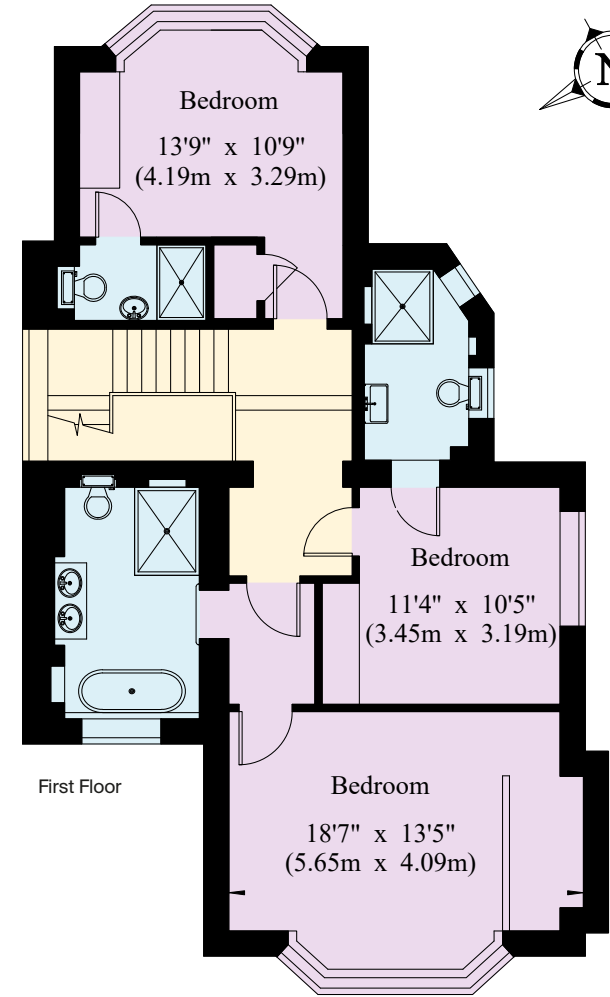
Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor



Ground Floor



First 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 September 2024. Photographs and videos dated August 2024.

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