



Cedar House, Monteith Close, Tunbridge Wells



An impressive and substantial detached family home, offering in excess of 3300 sq. ft of accommodation with an annexe and separate home office, located in this sought-after no-through road within Langton Green.

Situation

The property is located in a prime position, on a quiet no through road, within easy reach of Langton Green, with its local shops, public houses, and the village green. Langton Green is an eminently popular village situated approximately two miles to the West of Tunbridge Wells.

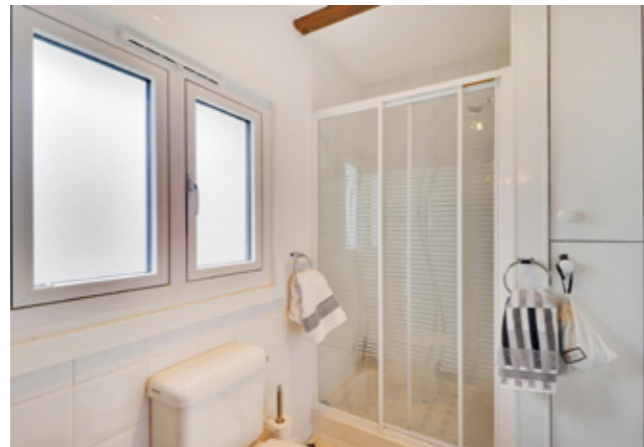
As well as the mainline station for London, Tunbridge Wells offers comprehensive shopping facilities including many major national stores in Royal Victoria Place and a wide variety of individual shops, cafes and restaurants on the famous Pantiles and historic High Street. Leisure facilities include a cinema complex, two theatres a sports and leisure centre and two golf courses.

The property 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 School for boys and girls, The Judd and Skinners School. The property is also located exceptionally well for the renowned Langton Green Primary school.

Distances

Distances - Tunbridge Wells mainline station - 2.3 miles (London Bridge from 42 minutes). Langton Green 3.87 miles. A21 (Pembury) 5.3 miles. The Pantiles 2.5 miles. Tonbridge 6 miles. Sevenoaks 12 miles. Gatwick Airport 21 miles. London 44 miles. (All times and distances are approximate)





The Property

Cedar House is an attractive detached family house with a striking cedar shingle tile exterior located in the sought-after area of Langton Green. The property is believed to date back to the mid-1930s and has been both updated and extended by the current owners, blending its period features with an array of excellent modern touches to provide generous and flexible family accommodation.

The property opens up to an entrance hall with a shower room located on the right-hand side. The formal sitting room overlooks the front of the property with exposed beams and a woodburning fireplace; this room connects to the formal dining room through glazed wooden doors. The contemporary open-plan kitchen/breakfast room is considered the hub of the house with a striking large central island with seating, fitted wall and base units, AGA oven, and a range of intergrated AEG appliances.

Steps lead up to the first floor with three good-sized bedrooms and a well-appointed family bathroom. The principal suite enjoys an attractive outlook with integrated storage and en suite bathroom with a shower.

In addition to the main residence, there is an annexe studio with a separate entrance (accessible via the kitchen also) offering a well-appointed bathroom with shower, a double bedroom, and an open plan kitchen/sitting room, ideal for blended living.

Gardens and Grounds

The property is approached via a private gated gravelled driveway with parking for multiple cars and a large double garage (accessed via Dornden Drive). There is also a lovely flat front garden with mature hedging set to grass with paved walkway leading to the front of the property.



Home Office



To the rear of the property is a superb, private flat garden with a paved terrace that wraps around the back of the house, providing the perfect backdrop for entertaining and al fresco dining. The garden, which is mainly laid to lawn, enjoys a selection of specimen trees and plants. Also of note, there is a paved pathway that leads from the terrace to a useful air-conditioned home office offering over 300 sq. ft of comfortable and modern work-from-home space, with a coffee/tea station and a w.c.

Directions (TN4 0BN)

Proceed West on the A264 towards Mount Pleasant Road. At Bishops Down roundabout, take the second exit on to Langton Road and turn right into Dornden Drive. After 0.2 miles, turn left onto Monteith Close, where Cedar House can be found after a short distance on the left hand side.

Property Information

Local Authority Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax Band F

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP

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



Home Office



Approximate Gross Internal Floor Area

Main House = 254.7 sq m / 2,741 sq ft

Office = 30.8 sq m / 331 sq ft

Garage = 29.4 sq m / 316 sq ft

Total Area = 314.9 sq m / 3,388 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 August 2024. Photographs and videos dated August 2024.

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