

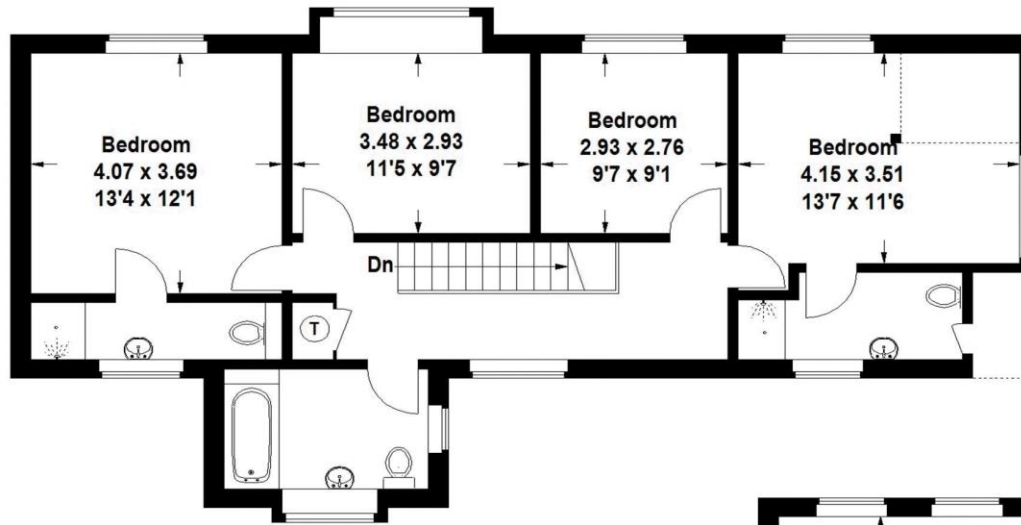


15 Dornden Drive, Langton Green, Tunbridge Wells, Kent TN3 0AA

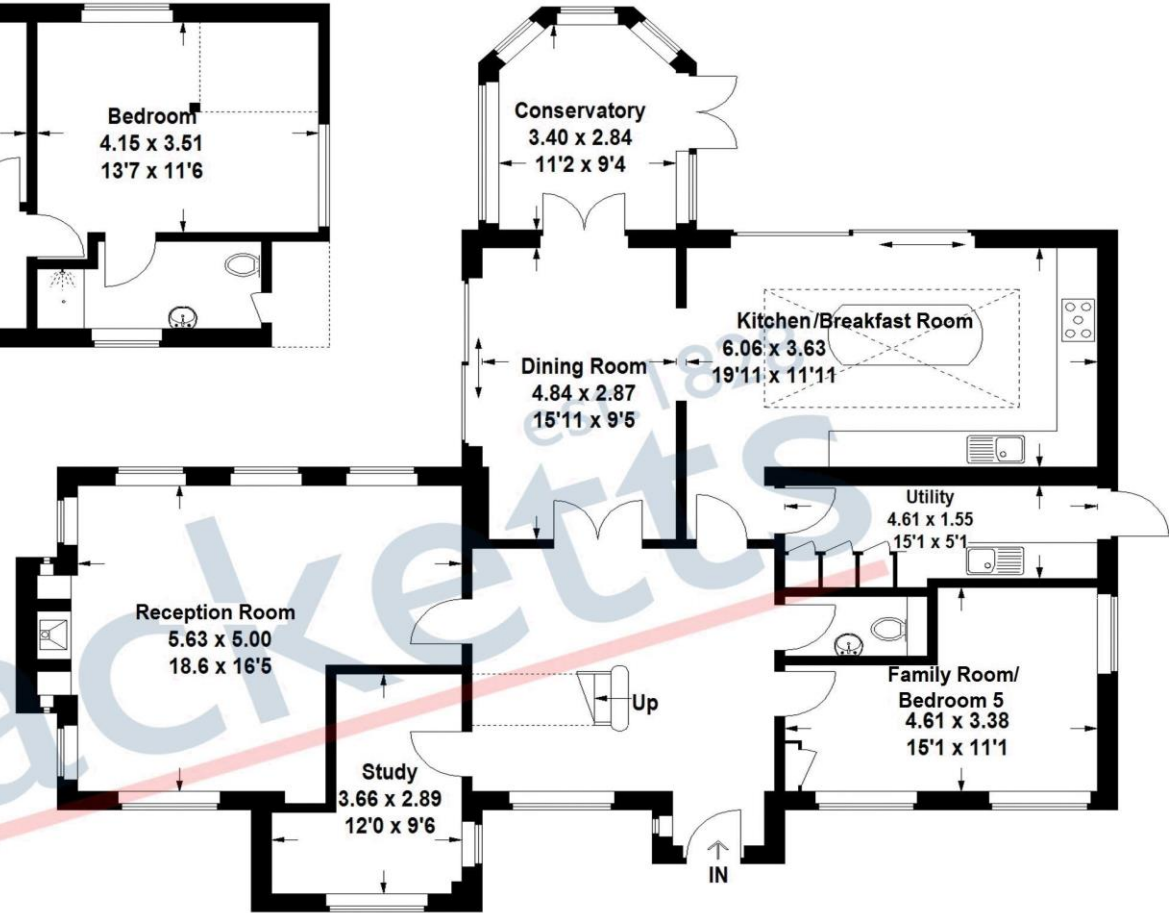
**Guide Price £1,125,000 Freehold**

*When experience counts...*

est. 1828  
**bracketts**



First Floor Approx Internal  
Floor Area 853 sq ft (79.3 sq m)



Ground Floor Approx Internal  
Floor Area 1404 sq ft (130.4 sq m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		65	81
England, Scotland & Wales		EU Directive 2002/91/EC	



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## VIEWING

By appointment with Bracketts.

## SITUATION

Located on the western fringe of this prestigious road in Langton Green with its range of local shops, outstanding primary school, together with Holmewood House, yet Tunbridge Wells mainline railway station and town centre are within approximately two miles.

## TO BE SOLD

This Sussex-style detached house is set well back from the road screened with mature hedging and silver birch trees and nestling in a plot of just under half an acre (0.47). The property has been the subject of much refurbishment by the current vendors including rewiring and a new gas central heating boiler and radiators, together with aluminium double glazed windows and refitting internally which includes a showpiece kitchen / breakfast room with a large roof light creating a superb open plan-style area. The property offers flexible accommodation with five bedrooms (one on the ground floor), together with four reception rooms. The property is complemented by mature level front and rear gardens.

## ROUTE TO VIEW

From Tunbridge Wells proceed west on the A264 East Grinstead Road and continue along Langton Road passing Rusthall Common and cricket pitch. Proceed towards the village, taking a right hand turn into Dornden Drive where this property will be found along on the left hand side.

## Ground Floor:

Oak Front Door opening to:

### Spacious Reception Hall

Oak staircase to the First Floor. Original timber Parquet floor. Three windows to the front. Double doors to the dining room and further doors to all rooms.

### Family Room / Bedroom 5

Dual aspect with two windows to the front and a further window to the side. LED recessed spotlights. Fitted cupboard with shelving and housing the gas meter.

### Study

Dual aspect with windows to the front and side. Recessed LED spotlights.

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### Reception Room

Triple aspect with window to the front, two windows to the side, plus two Inglenook windows and three windows enjoying an attractive outlook over the rear garden.

### Dining Room

Travertine floor which extends through into the kitchen/breakfast room. Triple aspect with large patio doors to the side opening and overlooking the patio. LED recessed spotlights. Double doors to the Conservatory and a double width opening to:

### Kitchen / Breakfast Room

A superb modern kitchen with Silestone worktops and matching upstand, together with a large central island feature with overhang to three sides providing a generous seating and social area. Undermount one-and-a-half bowl sink with chromed mixer tap and splashback, with undercounter lighting. Double width RangeMaster Professional stove (available by separate negotiation) with tiled splashback and matching RangeMaster cooker hood / light. Integrated Neff dishwasher. Fitted / concealed AEG full height fridge and freezer. Travertine flooring which matches the dining room. Roof apex with roof lights. LED recessed spotlights. Large patio doors enjoying a superb outlook over the rear garden. Door to:

### Utility Room

Matching units with worktop and stainless steel with chromed mixer tap. Space and plumbing for washing machine and tumble dryer. Wall mounted Worcester Bosch gas central heating boiler. Matching Travertine flooring. Half (single) glazed timber door giving access to the side.

### Cloakroom

Push button WC with concealed cistern, wall hung basin with localised tiling. Matching Travertine flooring. Extractor fan. LED recessed spotlights.

### Conservatory

Double doors from the dining room lead to the wooden five-sided conservatory, which is double glazed and enjoying an outlook over the rear garden. Double doors opening to the patio adjoining the kitchen / breakfast room.

### First Floor Galleried Landing

Window overlooking the front garden. Oak balustrading. LED recessed spotlights. Loft hatch. Airing cupboard housing the hot water cylinder with shelving. Doors to all rooms.

### Bedroom 1

Window overlooking the rear garden. Freestanding sliding door wardrobes available by separate negotiation. Door to:

### En Suite Shower Room

Window to the front. Wall hung basin with mixer tap, push button WC with concealed cistern, shower with glazed door and tiled surround.

### Bedroom 3

Large window with deep mantel enjoying an outlook over the rear garden.

### Family Bathroom

A stylish modern bathroom comprising a bath with mixer tap and shower above, basin, push button WC. Partially tiled walls with feature contrast tiles. Chromed ladder-style heated towel rail. Recessed ceiling spotlights. Frosted windows to the front and side.

### Bedroom 4

Window overlooking the rear garden.

### Bedroom 2

Dual aspect with windows to the side and rear and door to:

### En Suite Shower Room

Comprising push button WC with concealed cistern, basin set onto a countertop with double door cupboard beneath, walk-in shower with glazed shower screen. Partially tiled walls. Window to the front. Chromed ladder-style heated towel rail.

## OUTSIDE

**Front Garden** There is a driveway providing parking for numerous cars which adjoins a good sized area of level lawn with mature shrubs and perennials which is well screened from the road with silver birch trees.

**Rear Garden** There is a superb level rear garden, which is a particular feature of this property, and is well stocked with mature trees, shrubs and perennials and benefits from two patio areas. The total plot measures approximately just under half an acre.



**bracketts** est. 1828  
27/29 High Street, Tunbridge Wells  
Kent TN1 1UU  
Tel: (01892) 533733 Fax: (01892) 512201  
E-mail: [info@bracketts.co.uk](mailto:info@bracketts.co.uk)  
[www.bracketts.co.uk](http://www.bracketts.co.uk)

