

MULBERRY HOUSE

DORNDEN DRIVE, LANGTON GREEN, TUNBRIDGE WELLS



EXCEPTIONAL FIVE-BEDROOMED EXECUTIVE HOME



PERFECTLY PLACED

Langton Green offers an array of village shops and highly regarded state and independent schools. The Hare public house, situated adjacent to the local cricket pitch, provides fine ales and a typical menu expected from a classic English pub.

The historic spa town of Royal Tunbridge Wells lies approximately two miles east of Langton Green providing excellent retail, leisure and dining opportunities. Retail therapy can be found at Royal Victoria Place shopping centre which has a wealth of prominent high street brands with additional independent and boutique shops located in The Pantiles and High Street area. Food lovers will be spoiled for choice with the many popular restaurants, cafés and bars to discover throughout the town.

Local leisure facilities include a wide selection of sports clubs and associations, golf courses and sports centres with nearby Bewl Water providing outdoor fun with fishing and sailing. Many stately homes and beautiful gardens, such as Hever Castle and Penshurst Place, are in close proximity.

Royal Tunbridge Wells and neighbouring towns and villages offer further primary and preparatory schools along with a selection of excellent grammar, state and public schools for older children.

The mainline station of Tunbridge Wells offers services to London stations with journey times of just under an hour. Alternatively, a commuter coach service is available from Langton Green to London taking approximately one and a half hours. Access to the M25 and the national motorway network is offered via the A21 and Eurostar, Gatwick Airport and the channel ports are all within easy reach.

Langton Green serves as an ideal location for families wanting to enjoy the community spirit that village living offers combined with easy commuting to London and a vibrant town close by.

Regular train services from Tunbridge Wells to London Charing Cross and Cannon Street (via London Bridge and Waterloo East) with journey times from 55 minutes. Commuter coach from Langton Green to London.

Excellent access to Gatwick, Heathrow, Eurotunnel, the south coast and channel ports offering various routes to Europe and beyond. Easy link to the M25 via the A21, for London and the national motorway network.





A STUNNING HOME

Dornden Drive is situated in a quiet location within the sought after village of Langton Green. This exceptional five-bedroomed detached family home benefits from the excellent design and specification synonymous with Cubed Homes.

GROUND FLOOR

KITCHEN/BREAKFAST AREA
8.2m X 5.1m (26'11" X 16'9")

UTILITY
4.2m x 2.08m (13'9" X 6'10")

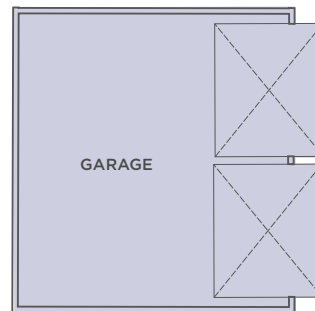
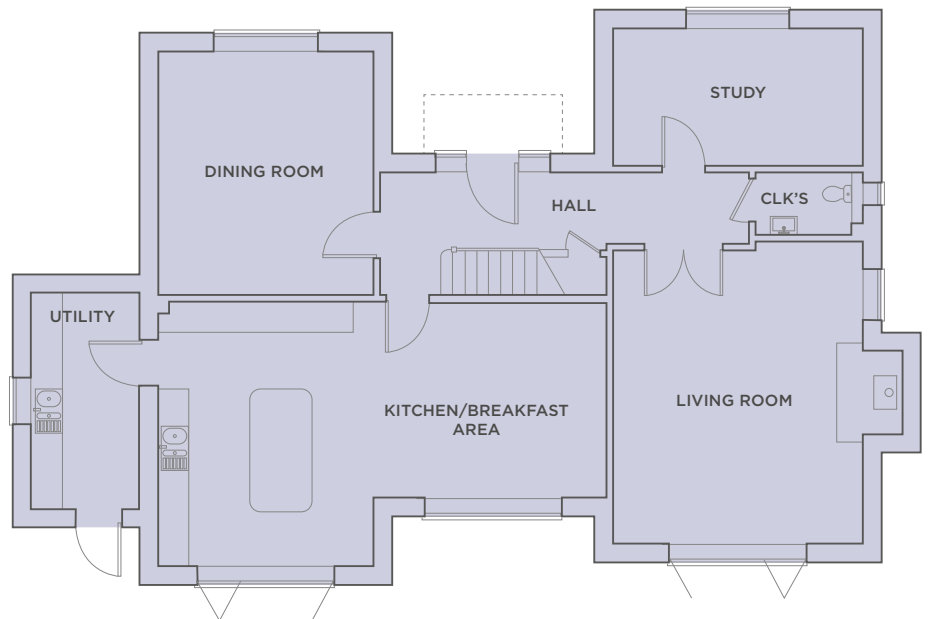
LIVING ROOM
5.85m X 4.85m (19'2" X 15'11")

DINING ROOM
4.7m X 4.2m (15'5" X 13'9")

STUDY
4.85m X 2.65m (15'11" X 8'8")

GARAGE
5.25m X 5.2m (17'3" X 17'1")

GROUND FLOOR AREA: 131.62sq.m (1417sq.ft)
(EXCLUDING GARAGE)



FIRST FLOOR

MASTER BEDROOM
6.1m X 5.45m (20'0" X 17'11")

BEDROOM 2
4.1m X 4.15m (13'5" X 13'7")

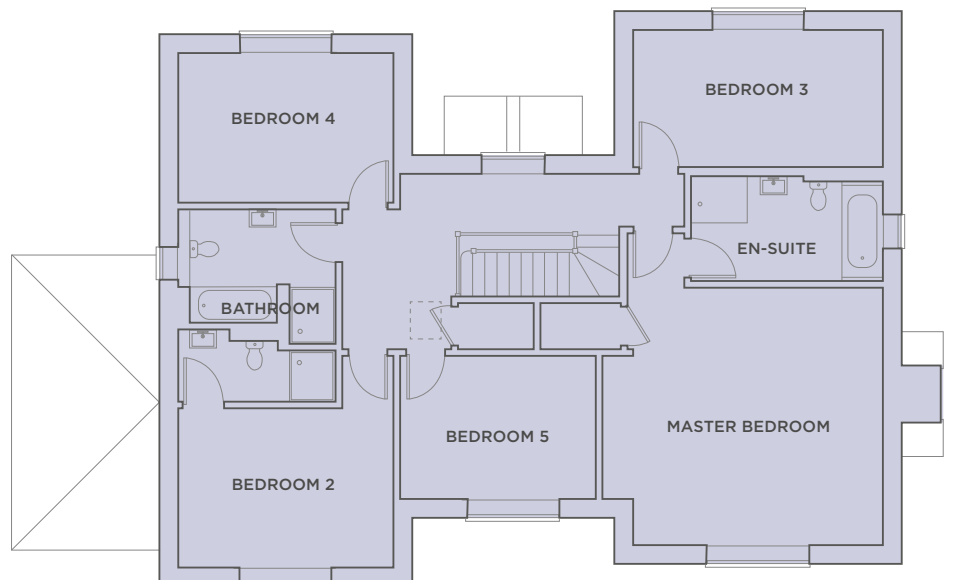
BEDROOM 3
4.85m X 2.65m (15'11" X 8'8")

BEDROOM 4
4.2m X 2.9m (13'9" X 9'6")

BEDROOM 5
3.8m X 2.8m (12'6" X 9'2")

FIRST FLOOR AREA: 121.08sq.m (1303sq.ft)

TOTAL FLOOR AREA: 252.70sq.m (2720sq.ft)
(EXCLUDING GARAGE)





SPECIFICATION

Each Cubed Homes' property is built with close attention to every detail and comes with an array of features. All properties are backed with a 10 Year Warranty by Build Zone.

Kitchen/breakfast area & utility room

- The kitchen is equipped with a range of Crown Zeluso wall and floor cabinets, plus an island unit, all with solid quartz worktops and upstands.
- Carron stainless steel under mounted sink with Franke chrome tap.
- Fully integrated NEFF appliances to include 5 ring gas hob, twin eye level ovens, extractor hood, full height fridge, dishwasher and Caple wine cooler.
- Porcelain floor tiles to kitchen/breakfast area and utility room.
- Utility room with range of quality base units, solid quartz worktops and upstands, stainless steel sink, integrated full height freezer and space for washing machine and tumble dryer.

Bathroom, en-suites & cloakroom

- Luxurious white bathroom suites by Twyford with contemporary Grohe chrome fittings.
- Cabinetry to the cloakroom, bathroom and all en-suites by GSI Ceramica.
- Heated chrome towel rails provided to the bathroom and en-suites.
- Mirror and shaver socket to the bathroom and en-suites.
- Ceramic wall and porcelain floor tiles to the bathroom, en-suites and cloakroom.

Electrical & multimedia

- LED downlighters provided to the hall, kitchen/breakfast area, utility room, study, all bathrooms and en-suites. Pendant light provided to all other rooms.
- TV/Sat and BT/Data points are provided to the living room with a provision for Sky HD (box, dish and subscription not included). Further data points, wired back to the study, provided in the kitchen/breakfast area and all bedrooms.

Heating & hot water

- Energy efficient gas-fired central heating system, via underfloor heating to the ground floor and radiators with thermostatic controls to the upper floors. Hot water is provided via a pressurised hot water cylinder.

Peace of mind

- Wiring for an alarm system is provided to the house.
- All windows and external doors with multi point locking system.
- External lighting provided to all the external doors.
- Mains smoke alarm fitted to the hall and landing.
- Mains heat detector provided to the kitchen/breakfast area and carbon monoxide detectors provided to the utility room and living room.

Finishing touches

- Aluminium panelled front door and quality double glazed aluminium framed windows.
- Aluminium framed folding/sliding doors provided to the kitchen/breakfast area and living room.
- High quality veneered oak internal doors with chrome fittings.
- Oak mantle fire surround with yorkstone hearth provided to the living room.
- Chimney with a flue built ready to accept a wood-burning stove.
- Bespoke locally made staircase with oak handrail.
- Loft hatch with ladder.

External features

- Tarmac driveway with parking for a number of cars
- Timber fencing to boundaries and five bar entrance gate to property.
- Patio area in Indian sandstone.
- Double garage with power and lighting plus remote control electrically operated 'up and over' doors.
- Oak framed entrance porch with yorkstone paving.
- Handmade clay roof tiles.
- Turfed gardens.

Tenure & Services

- Freehold.
- Properties connected to electricity, gas, water and mains foul drainage.

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For more information or viewings, please contact one of our selling agents:



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BUILDING SITES ARE DANGEROUS: All visitors to site must wear the appropriate health & safety attire which will be provided. Children under the age of 12 years will not be permitted on site. External materials are subject to local authority approval.