



Birch Tree House ❖ Langton Green ❖ Tunbridge Wells ❖ TN3 0BJ

A beautifully designed, detached 6-bedroom property built in 2010 and set within a secluded plot of approximately a third of an acre in the desirable village of Langton Green.

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RESIDENTIAL





- ❖ A wonderful family home within the popular village of Langton Green.
- ❖ A stylish design with a tasteful interior and quality, high-end finishes throughout.
- ❖ 3,600 sq. ft. of extremely well-presented living accommodation arranged over 3 floors.
- ❖ Fabulous 28 ft. split level kitchen/diner with views over the secluded garden.
- ❖ Elegant drawing room with feature fireplace and open fire.



- ❖ 6 bedrooms, 4 bathrooms, separate WC and a magnificent cinema room.
- ❖ Off-road parking and an integral garage with dedicated utility area.
- ❖ Excellent schooling options locally, including those in the Kent Grammar system
- ❖ Underfloor heating to ground and first floors and whole house entertainment system.
- ❖ 3-year LABC warranty remaining.

DESCRIPTION

A contemporary family home within the popular Langton Green community, only 2 miles from Tunbridge Wells. Arranged over 3 floors, the design of this unique property has created a wonderful flow of accommodation, using designer fixtures and fittings throughout and offering a fabulous kitchen/diner, elegant drawing room, TV room, 6 double bedrooms, 4 bathrooms and a state of the art cinema room on the top floor. This lovely residence is modern living at its best and has the added benefit of a third of an acre plot and a peaceful woodland backdrop. Located on a desirable residential road, this home has so much to offer its new owners and must be viewed to fully appreciate its value.

ACCOMMODATION

The main door opens to the impressive hallway and the elegant parquet floor that is a feature of this designer family home. The galleried staircase to the top floor creates a great sense of space and light. To the left of the hallway are the welcoming TV room and the elegant drawing room with a feature fireplace, open fire and French doors to the rear terrace. Ahead is the fabulous kitchen and split level dining area, a truly wonderful space in which to cook and entertain. The kitchen benefits from a range of gloss white cabinetry, ceramic floor tiles, granite worktops, high-end appliances and a breakfast bar with casual seating. Steps lead down to the contemporary dining area, which floods with light from the glass panels in the part-vaulted ceiling. A well-appointed cloakroom and useful boot/shoe storage room off the

hallway complete the ground floor accommodation of this lovely home. A carpeted staircase leads up to the first floor and the generous master suite housed on the first landing. This impressive room enjoys French doors leading to a Juliet balcony, a fully-fitted dressing room and a stylish en-suite bathroom featuring a fully tiled marble finish, his and her basins and a large wet room shower area. Garden facing, bedroom 2 is located on the first floor and also benefits from an elegant en-suite shower room. A door leads through to an inner lobby where three further bedrooms are located and a well-appointed guest 4-piece bathroom. The clever design allows this suite of rooms to be kept private from the rest of the house if desired. The staircase continues to the second floor of the property where bedroom 6 is located and another luxurious bathroom. Overlooking the rear garden is the magnificent

cinema room which is currently equipped with a ceiling mounted projector and large screen and facility for Dolby 7.1 surround sound. This room also benefits from an expanse of worktop with a sink.

OUTSIDE

Birch Tree House is approached via a block-paved driveway off Hither Chantlers. The house sits comfortably within its plot and is well screened by high level hedgerows and trees. There is ample parking for multiple vehicles on the driveway and the property also benefits from a large integral garage. The garage has an electric up and over door and an internal door to the main house. The rear of the garage is used as a utility area by the current owners and is fully equipped to accommodate a washing machine and tumble dryer. Lockable wooden gates at each side of the property provide access to the large rear garden which is fully enclosed and mostly laid to lawn. A paved terrace perfect for al-fresco entertaining runs the entire width of the property and there is a useful wooden shed at the bottom of the garden for tool and equipment storage.

LOCATION

Langton Green a popular village on the western fringes of the vibrant spa town of Tunbridge Wells with local shops, church, pub, community sports club/recreation ground and an excellent primary school. Tunbridge Wells is just over two miles distant and has an array of restaurants, leisure facilities and shops, including the historic Pantiles, the elegant Georgian colonnaded walkway believed by many to be the most pleasant place in Tunbridge Wells to browse, shop, eat, drink and stroll. There is also a fast and frequent train service to Central London from the mainline station. The area benefits from excellent independent and state schools, including those in the much sought-after Kent Grammar system. The impressive, award-winning Bluewater Shopping Centre is only 45 minutes' drive away and if you want to escape to the coast, then the lovely seaside towns can also be reached in under an hour.

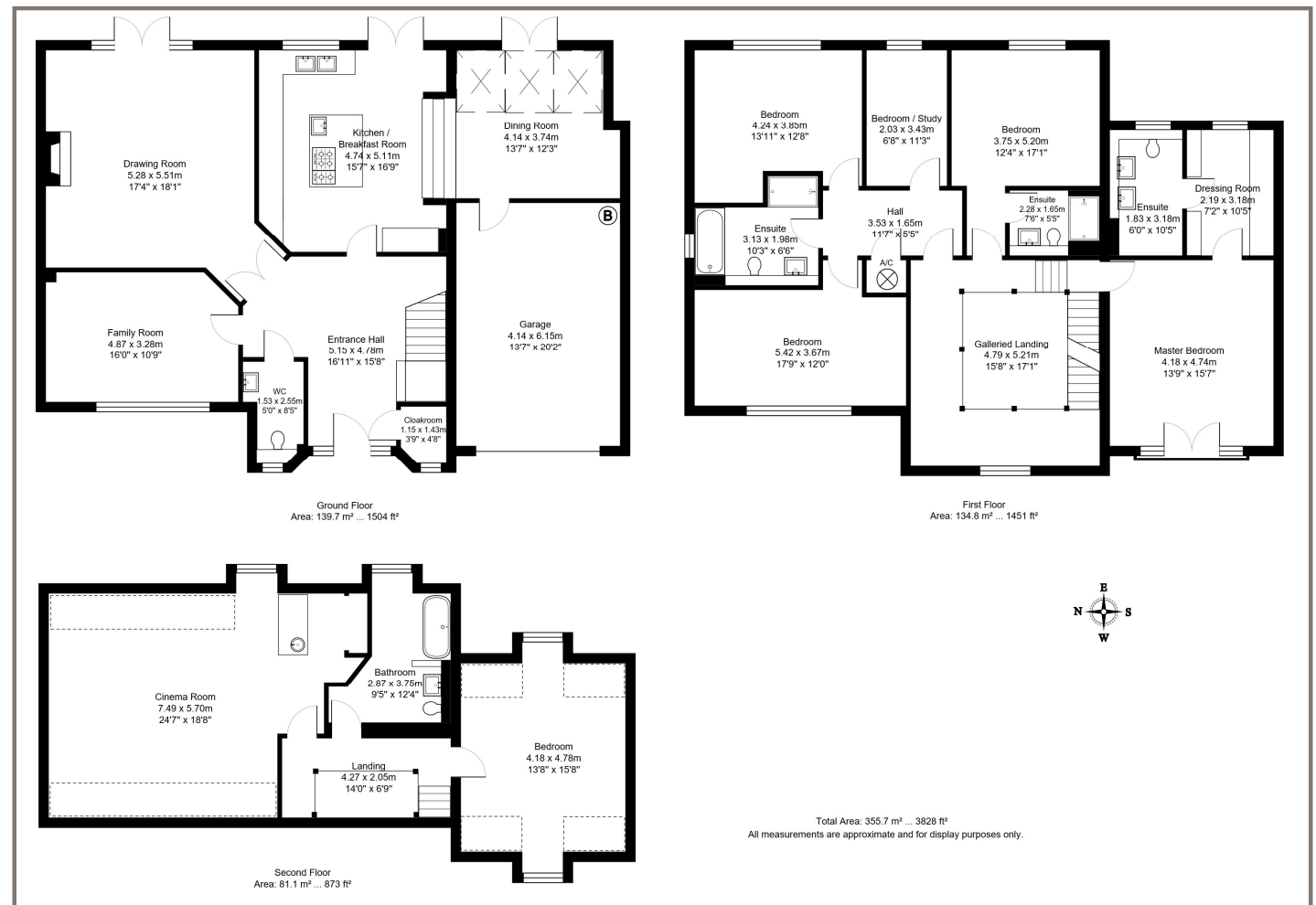
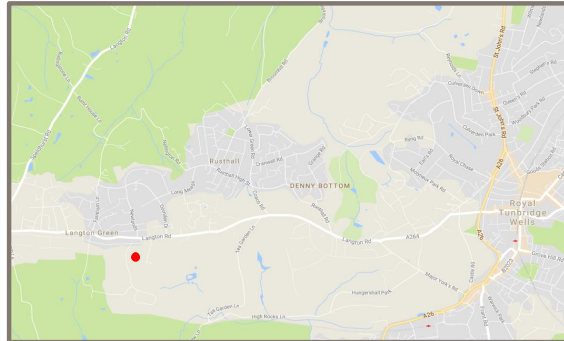
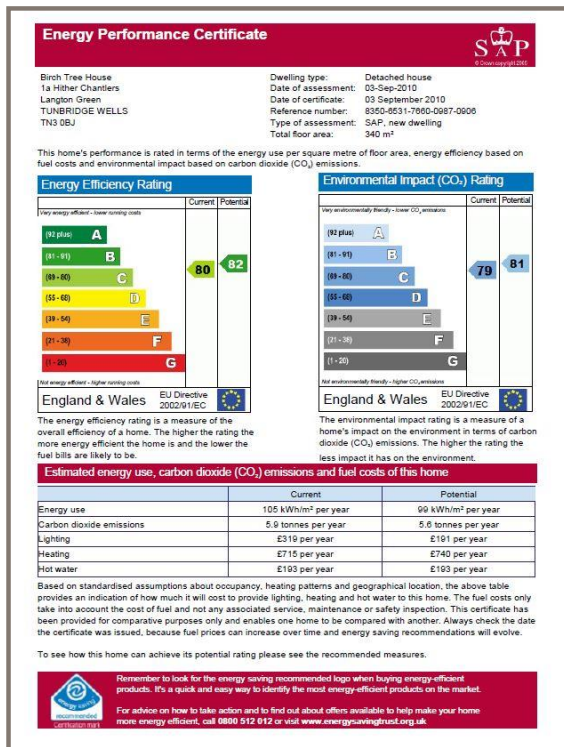


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Birch Tree House

Freehold | Mains gas, electricity, water and sewerage |
Tunbridge Wells Borough Council, band G



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