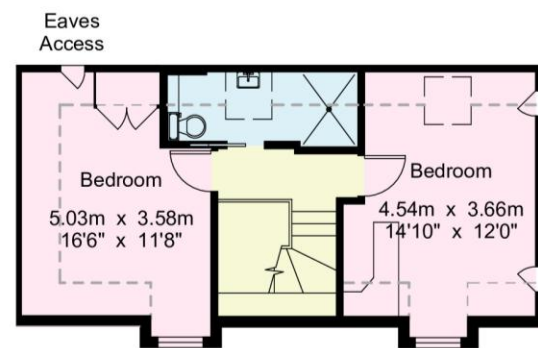
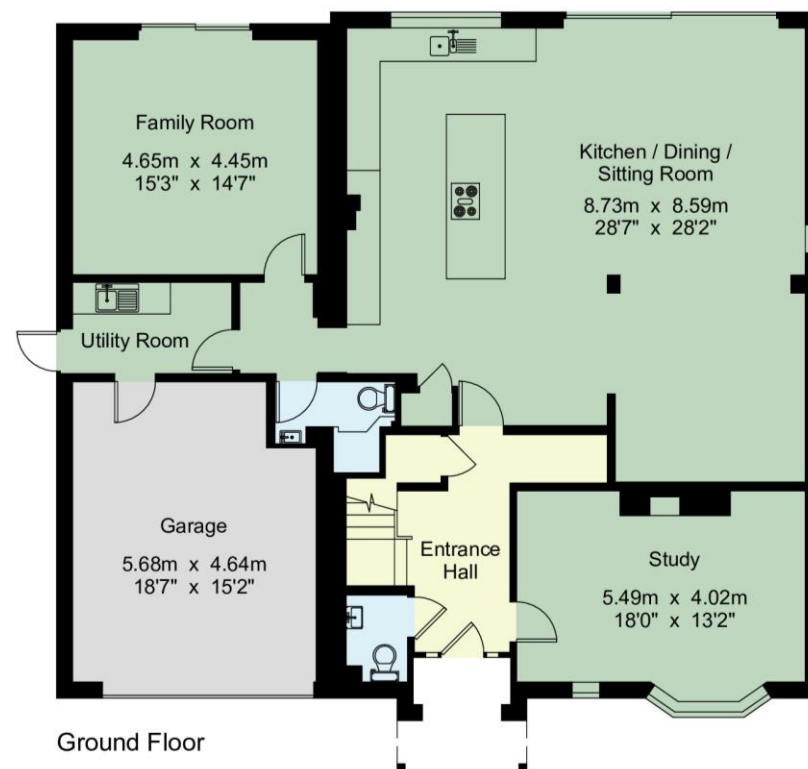


First Floor

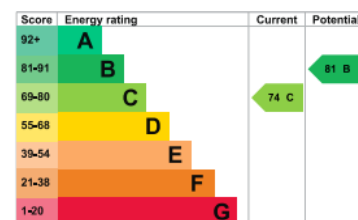


Second Floor

--- Restricted Height



Ground Floor



1 Dornden Drive

House - Gross Internal Area : 309.4 sq.m (3331 sq.ft.)
Garage - Gross Internal Area : 25.1 sq.m (270 sq.ft.)



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1 Dornden Drive

Langton Green, Tunbridge Wells, TN3 0AA

SUMNER PRIDHAM

A handsome and substantial (3601 sq. ft) character house significantly extended and remodelled to provide generous family accommodation incorporating a stunning kitchen sitting dining room leading out to a private south facing garden in the sought after Dornden Drive, 2 miles from Tunbridge Wells central station.

Oak Columned Covered Porch, Feature Vaulted Entrance Hall, 2 Cloakrooms, Kitchen Sitting Dining Room, Large Study/Office, Family Room, Utility Room, Principal Bedroom with balcony and Ensuite Shower Room, 5 Double Bedrooms, 4 Bath/Shower Rooms, Integral Garage, Carriage Driveway, Private South Facing Garden, Adjacent Garden (righthand side) with planning permission for detached 4 bedroom dwelling (TWBC 23/00002/full)

Guide price £1,650,000 Freehold



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Dornden Drive, Langton Green, Tunbridge Wells, TN3 0AA



Property Description

- ◆ An imposing tile hung detached family house with carriage driveway, established garden located in sought after Dornden Drive.
- ◆ Spacious family accommodation arranged over 3 floors includes well-appointed kitchen and bathrooms.
- ◆ Superb 3-zone kitchen with narrow framed sliding doors out to south facing terrace and established garden.
- ◆ Current planning exists for another detached house in a separate garden to the righthand side of the property.
- ◆ Potential to convert part of the ground floor for those requiring a self-contained annex.
- ◆ Convenient location to Holmeewood House Preparatory School and just under a mile to Langton Green village with its local amenities.
- ◆ Impressive carriage driveway to the front with side access either side of the property.
- ◆ Tile hung elevations complimented with an attractive Oak columned porch.
- ◆ Feature 3 storey vaulted hall includes cloak cupboard, cloakroom and the porcelain tiled floor continues through to the 3 zone kitchen.
- ◆ The dual aspect 28'7" by 28'2" "Kutchenhaus" kitchen features a large window and slimline sliding doors out to the south facing patio and garden.
- ◆ Extensive granite worksurfaces include a 3m x 1.1m island which also includes breakfast bar and induction hob with integral extractor, comprehensive range of modern cupboards include large saucepan drawers, pull out ladder, 2 eye level ovens, integrated dishwasher and Quooker tap.
- ◆ Generous space to furnish the room with large dining room table and chairs plus ample room for soft seating.
- ◆ Inner hall give access to a second cloakroom and utility room with further worksurfaces a second sink and doors to an integral garage and out to the garden.
- ◆ Family room with south facing aspect into the garden.



- ◆ Access from the hall to a large study/office with a large bay window to the front.
- ◆ The feature staircase includes an attractive split landing on the first floor whilst incorporating useful linen and storage cupboards.
- ◆ Principal bedroom benefits from a good sized balcony and overlooks the garden and treed backdrop beyond.
- ◆ The bedroom is fitted with 2 double wardrobes and matching chest of drawers and an ensuite shower room, with washbasin with cupboard beneath, low level WC with concealed cistern, chrome towel rail and large cubicle.
- ◆ The 2 double bedrooms to the front have access to a large "Jack and Jill" shower room with low level WC, washbasin with cupboard beneath, chrome towel rail radiator and window to the front.
- ◆ The rear facing bedroom has an attractive view over the garden and is fitted with built in double wardrobe cupboards.
- ◆ Well-appointed good sized family bathroom includes panelled bath, plus large shower wash basin with cupboard beneath low level WC, chrome towel rail and window to the rear.
- ◆ Staircase leads to the second floor landing and 2 double bedrooms both with dormer windows to the front and one with a skylight.
- ◆ There is also access to a good sized eaves attic space.
- ◆ Wet room shower with drench head, wash basin with cupboard beneath, low level WC with concealed cistern, chrome towel radiator and large skylight.

Outside

- ◆ Integral garage with auto roll up door.
- ◆ Housing Worcester gas fired boiler with "Megaflo" hot water tank.
- ◆ Personal door to utility room.
- ◆ **Front:** Carriage in and out driveway with ample parking spaces and secure access either side of the property.
- ◆ **Rear:** Full width porcelain tiled patio incorporates 2 lavender beds and provides ample room for outdoor entertaining with table and chairs.
- ◆ The patio also features a substantial pergola, outside lighting, and external power points and easy access out from the kitchen.
- ◆ The garden benefits from being south facing, laid to lawn with mature shrubs and enjoys a high degree of privacy.
- ◆ **Side Garden:** Private area of garden to the right hand side of the property that has planning permission for a 4 bedroom detached dwelling with a carport (TWBC 23/00002/full) which is being sold within the current asking price.

Location

- ◆ Prominent location with private garden near to the top of Dornden Drive an established sought after residential road.
- ◆ The highly regarded Dornden Drive is located on the outskirts of Langton Green, yet within walking distance of the village centre with its independent shops, All Saints Church, the Hare Public House, Holmeewood House Preparatory School and the excellent Langton Green Primary.
- ◆ Regular bus service to town centre, mainline station, Secondary and Grammar Schools in Tunbridge Wells and Tonbridge.
- ◆ Tunbridge Wells mainline station is 2.1 miles with direct trains to London and the coast.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
info@sumnerpridham.co.uk 01892 516615

