



1 Yew Tree Cottage

South Farm Lane, Langton Green, TN3 9JN

► SUMNER PRIDHAM ◀

1 Yew Tree Cottage offers an unparalleled lifestyle in one of the most sought-after locations in Langton Green, combining period character with flawless modern design and breath taking views for the perfect family home. Nestled amidst fields, within a picturesque wood, yet, despite its peaceful seclusion, it's just a short 2.5-mile drive to Tunbridge Wells station and within a 1 mile proximity to not one, but two Ofsted Outstanding primary schools.

The architect designed space downstairs offers a triple aspect sitting room complete with log burner, a spacious brand new kitchen and diner, playroom, TV snug, utility room and master guest suite complete with a modern ensuite and bi-fold doors opening to a stylish wood patio, featuring a sunken hot tub for the ultimate in outdoor relaxation. Upstairs also doesn't disappoint with a luxurious master suite, complete with a balcony, an en-suite and dressing room. Additionally, there are two further double bedrooms and a family bathroom, all with original cottage fireplaces.

Guide price £1,200,000 Freehold

1 Yew Tree Cottages

House - Gross Internal Area : 220.5 sq.m (2373 sq.ft.)
Garage - Gross Internal Area : 29.0 sq.m (312 sq.ft.)



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29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

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Property Description

- ◆ A spacious family home with an exciting architect designed extension in an outstanding countryside setting close to Primary Schools and Tunbridge Wells station.
- ◆ Remodelled accommodation combines character period property with modern clean design.
- ◆ Superb large windows and bifold doors from the kitchen, dining room and sitting room lead out to a superb entertaining terrace.
- ◆ With floor-to-ceiling windows and multiple bifold doors, the home maximizes light and views, filling the interiors with warmth and offering seamless connection to the outdoors.
- ◆ Large garden to both front and rear of the property and surrounded by fields and views.
- ◆ Generous sized hall with useful coats cupboard, pair of large arched glazed doors lead into a triple aspect sitting room finished with beautiful, reclaimed herringbone wood block floor.
- ◆ Substantial brick chimney breast with carved overmantel and fitted with wood burning stove, a beautifully light room enhanced by floor to ceiling window and door, out to the large terrace and views beyond.
- ◆ Tiled floor from the hall continues into the stunning kitchen/dining room angled bifold doors collecting maximum sunlight and lead out to the full width entertaining terrace with matching tiled floor.
- ◆ The 'L' shaped kitchen/dining room has a large skylight in the dining area and comprehensively fitted with well-designed storage cupboards, enhanced by a large island unit with seating positions at each end, and sink with boiler filter tap.



- ◆ Integrated appliances include dishwasher, 2 self-cleaning ovens, induction hob with AEG extractor above, built in homework desk.
- ◆ Pair of glazed doors lead into the utility room fitted with 1½ ceramic sink space and plumbing for washing machine and tumble dryer, fitted cupboards, LPG gas fired boiler provides central heating and domestic hot water, window to front.
- ◆ Playroom off the kitchen with window overlooking the garden and ideally located for young family or alternatively easily incorporated into an annex.
- ◆ Good sized shower room, large walk in shower, wall hung washbasin with tall narrow slit windows either side, low level WC and chrome towel rail.
- ◆ Study/bedroom 4 with bifold doors leads out to the garden to enjoy the views.
- ◆ Staircase from the hall leads to the first floor landing useful storage cupboard.
- ◆ Principal bedroom suite features large, glazed sliding doors out to a balcony where full advantage of the views can be enjoyed.
- ◆ The bedroom suite also has an ensuite dressing room/closet with window and hanging rails, and an ensuite shower room with low level WC pedestal washbasin and window.
- ◆ There are 2 further pretty double bedrooms on the first floor with Victorian fireplaces and windows to the front.
- ◆ Good sized family bathroom features a claw foot bath, pedestal washbasin, low level WC Victorian Fireplace, wooden floor and window to the rear.

Outside

- ◆ **Front:** 5-bar gate leads to a long drive leads with turning circle in front of the house.
- ◆ Detached 4 pole bay style garage suitable for 2 cars has power, electric car charger and light connected and is currently being used as a gym.
- ◆ **Rear:** the rear garden is screened and separated from the front by a close boarded fence and gate and is also laid to lawn with superb views over adjoining fields.
- ◆ Recent addition is a large, paved terrace which is accessed from the main reception room and kitchen dining room, this is complimented by an attractive deck along the front of the annex and at the far end has a sunken hot tub.

Practicalities

- ◆ Wealden District Council Tax Band D.
- ◆ Mains electricity, water and drainage.
- ◆ LPG gas

Viewing

Strictly by appointment only through sole agents Sumner Pridham
info@sumnerpridham.co.uk 018920516615

