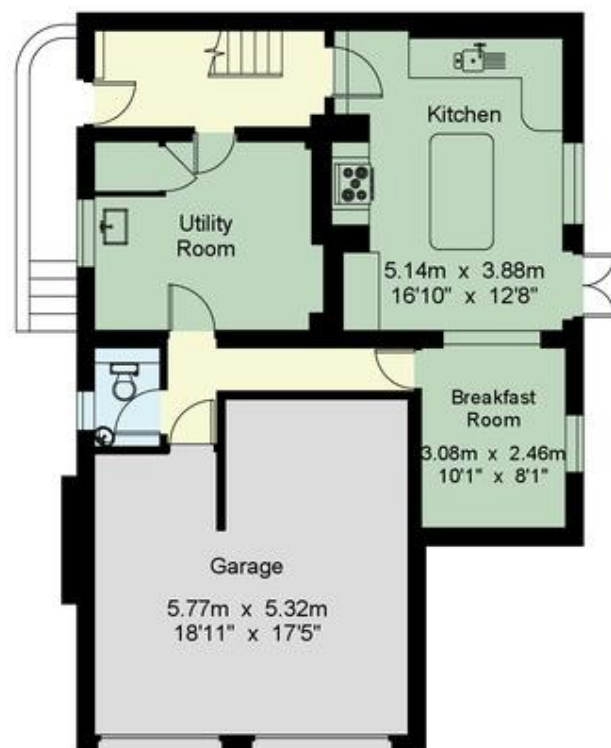
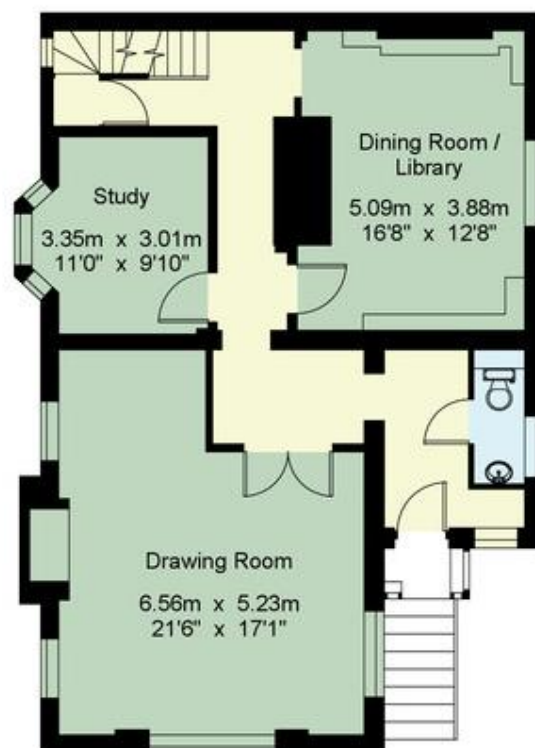


Second Floor



Ground Floor



First Floor

Little Oaklands

House - Gross Internal Area : 231.1 sq.m (2487 sq.ft.)
Garage - Gross Internal Area : 28.6 sq.m (307 sq.ft.)



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Little Oaklands, Langton Road

Langton Green, Tunbridge Wells, TN3 0HP

SUMNER PRIDHAM

The substantial rear portion of a fine 19th Century Grade II listed period house featuring spacious family accommodation over three floors including an impressive drawing room with views over its large private garden and an attractive kitchen/dining room with doors out to west facing patio. Quiet central village location and easy access to Tunbridge Wells station (2 miles).

Hall, Cloakroom, Drawing Room, Office, Library, Kitchen/Dining Room, Boot/Utility Room, 4 Bedrooms, Ensuite Shower Room, Family Bathroom, Gas Fired Central Heating, Integral Double Garage, Gated Brick Driveway, Large Garden including Lawn and paved Entertaining Patio, Superb Kitchen Garden.

Guide price £1,100,000 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.



and access out to a patio.

- ◆ The kitchen is beautifully presented with a range of granite worksurfaces, with inset deep glazed sinks, good range of painted wooden cupboards and matching wall mounted cabinets.
- ◆ Large matching island unit with breakfast bar at one end with wooden worksurface.
- ◆ Former fireplace recess with mantelpiece above fitted with a Smeg 5 gas hob range cooker with granite worksurfaces either side.
- ◆ Appliances include a freestanding American style fridge freezer and dishwasher.
- ◆ A square arch leads into a dining room with half panelled walls, sash window with shutters either side.
- ◆ Staircase from the upper floor leads to first floor landing, window with shutters to side.
- ◆ Bedroom 1 is beautifully decorated with panelled walls and a pair of windows overlooking the garden and beyond towards the north downs, fireplace surround with tiled inset, linen cupboard.
- ◆ Ensuite shower room recently installed with walk-in shower drench shower head, tiled walls, low level WC, pedestal washbasin, tiled floor and window with fitted shutter.
- ◆ There are three remaining double bedrooms on this floor all with windows with fitted shutters with bedroom 2 featuring original fireplace.
- ◆ Bathroom recently upgraded with a modern walk-in shower cubicle, low level WC, roll top bath, pedestal washbasin, air extractor, tiled floor and window.

Garage

- ◆ Integral double garage with two up and over doors, power and light connected with tap.
- ◆ Access into the house via an inner hall leading into the boot room.

Outside

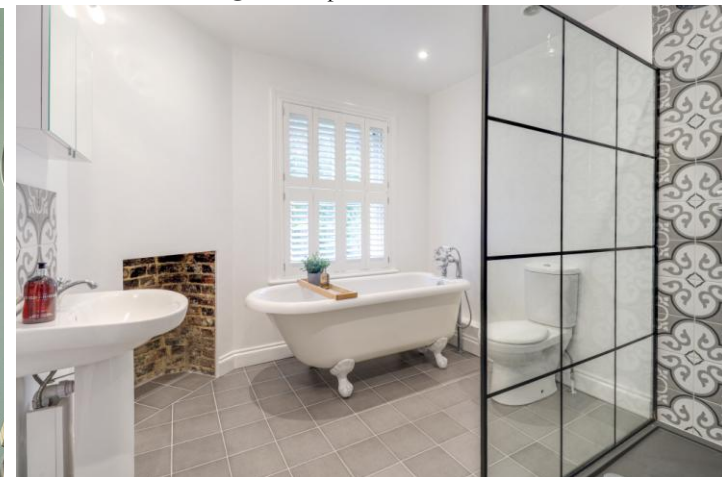
- ◆ Little Oaklands benefits from a large completely private garden, double gate approach for security, brick driveway provides multiple parking.
- ◆ The main garden is laid to lawn punctuated by 2 fruit trees, on the west side of the house with access from the kitchen is a large entertaining patio.
- ◆ At the far end of the lawn and concealed with a mature Yew hedge with two gated entrances into a superb kitchen garden planted with esplanade pears, rose and fruit trees plus well toiled beds.
- ◆ Row of mulching bins and a summer house.

Location

- ◆ Ideal location for those seeking privacy combined with easy access to village life, Langton Green benefits from an excellent Primary School, Village Hall, The Hare public house, and adjacent church.
- ◆ Within walking distance to Holmewood House preparatory school.
- ◆ Regular bus services into Tunbridge Wells with the mainline station being 2 miles away and Secondary schools including the Grammars 3 miles distant.

Viewing

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



Property Description

- ◆ Impressive substantial period property quietly located in a large garden in the centre of Langton Green village.
- ◆ Generous and adaptable family accommodation arranged over three floors includes well proportioned rooms with tall ceilings.
- ◆ Superb triple aspect drawing room with attractive shutters and overlooking the garden.
- ◆ Beautifully decorated throughout including shutters to many of the windows, wooden flooring, recently upgraded bathrooms, and kitchen.
- ◆ Steps from the front of the house lead to an upper ground floor hall with moulded cornice and includes an inner landing with access to all rooms and staircases.
- ◆ Cloakroom with low level WC, pedestal washbasin and window with shutters.
- ◆ Stunning drawing room enjoying a triple aspect outlook, beautiful large sash window fitted with shutters with views over the garden, substantial marble fireplace and mantelpiece fitted with wood burning stove, moulded cornice ceiling and a pair of part glazed doors leading into the hall.
- ◆ Library with purpose built fitted bookcases and sash window to the side with views over the patio.
- ◆ Study, bay window fitted with shutters.
- ◆ Staircase leads down to a lower ground floor hall which still retains the original flagstone floor.
- ◆ Also, door leading to the outside, ideal when coming home from country walks etc.
- ◆ Boot room with quarry tiled floor large deep glazed sink, coat hanging rails, also housing Vaillant Gas Fired boiler, purpose built cupboard with large hot water tank, window with fitted shutter.
- ◆ Cloakroom with low level WC, washbasin, window and half panelled walls.
- ◆ Kitchen/Dining Room featuring a pair of doors and sash window with views