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 **KMJProperty**
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Fordcome Road, Fordcombe, Tunbridge Wells

Guide Price £975,000

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A distinguished former gatehouse of Ashurst Manor, Langton Park Lodge once guarded Victoria Park. Believed to be designed by renowned Arts and Crafts architect George Devey in the late 19th century, the property reflects his hallmark style of blending traditional materials and architectural elements from different eras, featuring hung tiles, sandstone, and oak cladding.

Accommodation

The lodge offers versatile living over two floors. The ground floor features an entrance porch, sitting room with brick fireplace and woodburner, open-plan kitchen/family room, and utility/boiler room. The standout kitchen boasts shaker-style units, solid oak worktops, twin Belfast sink, integrated appliances, and oak-engineered flooring with underfloor heating throughout. Upstairs provides a principal bedroom with en suite and freestanding bath, two further bedrooms, a study ideal for home working, and a family shower room.

Planning Permission

Planning permission has been granted for a detached work from home space with a shower room - 22/01078/FULL (Tunbridge Wells Planning)

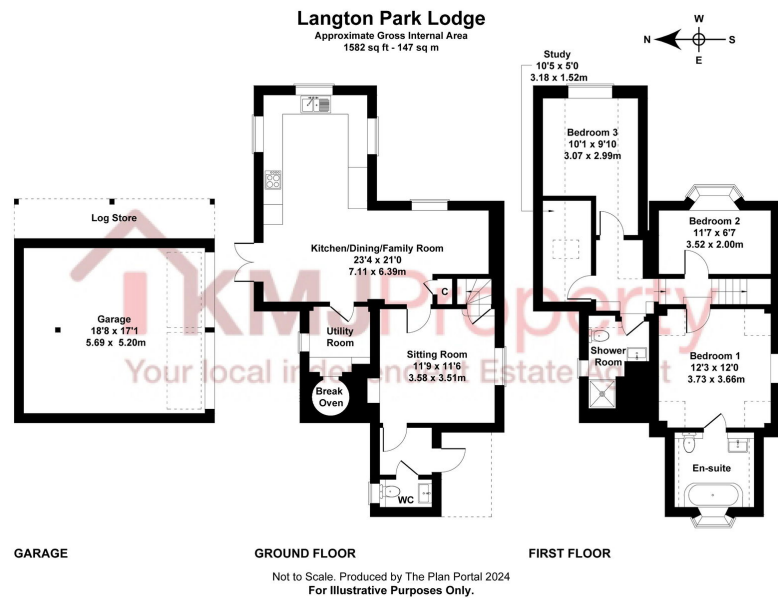
Grounds and Additional Features

The property sits within over an acre of landscaped grounds, including a lawn, pond, and a small area of woodland accessed via a 5-bar gate. A gravel driveway, accessed via electric gates, provides ample parking and leads to a twin garage, woodstore, and oil tank storage.

Location

Nestled in the High Weald National Landscape, Langton Park Lodge sits between Langton Green and Fordcombe, about 4.2 miles from Tunbridge Wells with its shops, theatres, Pantiles, and markets. Langton Green offers a pub, church, café, village hall with nursery, and farm shop; Fordcombe has a pub, school, cricket pitch, and village green, with nearby countryside walks. The area boasts excellent schools and leisure options, including golf, water sports, and opera. London is around 40 miles away, easily reached by rail from Tunbridge Wells, Hildenborough, and Tonbridge.





- 3 Bedroom Detached
- 2 Bathrooms
- Meticulously Renovated
- Detached Double Garage & Log Store
- 1.15 Acre of Grounds
- No Onward Chain
- Grade 2 Listed
- EPC - E
- Council Tax Band - G

