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The Grange, Langton Green, Tunbridge Wells, TN3 0HR
Offers In Region Of £600,000

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As you approach the property, you are greeted by a beautifully presented private driveway providing parking for two cars, while a charming canopy porch adds character and shelter. The integral garage offers additional convenience and storage, enhancing the home's functionality.

Stepping inside, you're greeted by a thoughtfully designed entrance area, complete with a cloakroom for coats and shoes, a convenient downstairs WC, and direct access to the garage. The spacious hallway, which features high-quality Amtico oak-effect flooring that flows seamlessly throughout the entire ground floor, leads to a well-equipped utility room with a sink and additional storage

At the heart of the home is the stunning open-plan kitchen, breakfast, and dining area, bathed in natural light from large windows and French doors that open onto the rear garden. The kitchen is beautifully appointed with oak block work surfaces, a central island offering extra storage, and a range of integrated appliances, including a Bosch double oven and grill, gas hob with brushed steel cooker hood, Bosch dishwasher, and a tall fridge freezer—ideal for modern family living and entertaining.

Moving upstairs, the first floor provides a spacious and airy landing leading to three well-proportioned bedrooms and a generously sized sitting room. Two of the bedrooms are comfortable doubles, while the third offers versatility as a child's bedroom or home office. The sitting room is a standout feature, benefiting from an abundance of natural light, creating a warm and inviting space to unwind. Completing this floor is the stylish family bathroom, featuring contemporary tiling, a sleek washbasin, and a shower-over-bath.

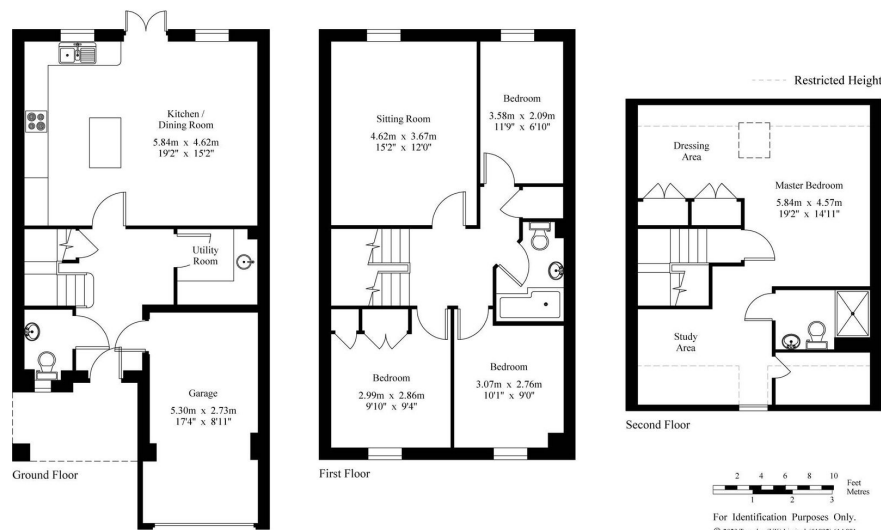
The entire second floor is dedicated to the impressive master suite, featuring a spacious bedroom with Velux windows that flood the space with natural light, a dedicated dressing area with ample built-in storage, and a stylish en-suite shower room with a walk-in shower.

The rear garden features a patio for outdoor dining, a neat lawn, and full enclosure for privacy—a peaceful spot to relax. This property is well located in Langton Green, with local shops, a gastro pub, and a primary school. Nearby Rusthall offers family-run shops and a doctor's surgery. Tunbridge Wells is just 2.3 miles away, providing supermarkets, restaurants, secondary schools—including top grammar schools—and a mainline station with direct trains to London and the coast.

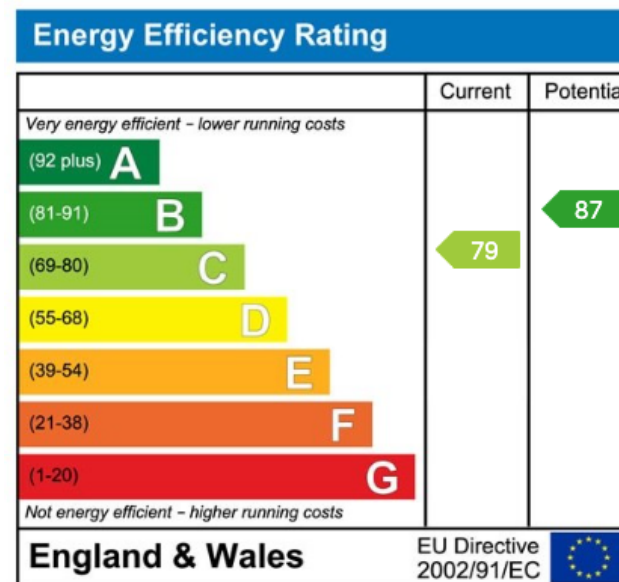


11 The Grange

Gross Internal Area : 164.0 sq.m (1765 sq.ft.)
(Including Garage)



- 4 Bedrooms
- Driveway
- Utility Room
- Well Maintained Garden
- EPC: C
- Integral Garage
- Beautifully Presented Kitchen
- Upstairs Sitting Room
- Master Suite
- Council tax Band: F



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