



**1 Widbury**  
Langton Green, Kent



An impressive, substantial, and beautifully presented detached family home, situated in a small and exclusive development by Berkeley Homes, with a good-sized secluded garden, in a quiet location in the heart of Langton Green Village.



**Situation:** Langton Green is an exceptionally sought-after area offering shops, a pub, and a delightful village green. The property is situated in an enviable position in a prestigious location and is conveniently located within a short walk of the highly regarded Langton Green Primary School (which is Ofsted rated outstanding) and Holmewood House Preparatory school. Tunbridge Wells town centre is approximately 2 miles distant and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks. There are also a number of well regarded state and independent schools in the area, including grammar schools for both girls and boys.

For the commuter, Tunbridge Wells mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25. There is also the Centaur executive coach service available, which operates between Langton Green, Canary Wharf and the city.

**Description:** The property is an impressive, spacious, and beautifully presented detached family home, having been tastefully updated by the current owners and offers the potential to enlarge still further if required (STC).



The accommodation is arranged over two floors and includes, on the ground floor; a large porch; a good-sized entrance hall featuring a galleried landing, feature window, and parquet flooring; a study ideal for home working; a downstairs w/c with attractive wall and floor tiling and heated towel rail; a well-proportioned formal sitting room; and an impressive and noticeably spacious family room (extending to over 24ft) with large sliding windows proving a good deal of light and views of the secluded garden, bi-fold doors, and high quality wood flooring. A compact whisper-quiet Daikin air conditioning system (upgraded in 2022) services the whole ground floor. Also located on the ground floor is an all wood, handcrafted bespoke kitchen featuring a wide range of shaker style wall and base units, complementary Corian work surfaces, and integrated appliances including a NEFF induction hob and extractor, NEFF microwave, NEFF oven, and Bosch dishwasher. Adjacent to the kitchen is a utility/boot room featuring a Butler sink, shaker style storage cupboards, complementary wood work surfaces, and plumbing for a washing machine and dryer.

On the first floor the galleried landing provides access to four well-proportioned double bedrooms, with the spacious principal bedroom benefiting from fitted wardrobes and ensuite bathroom with large walk-in shower, wash basin with mixer tap over and storage beneath, low level w/c, heated towel rail, and wood flooring and attractive wall tiling. Also located on this floor is a family bathroom with whirlpool bath and rain shower over, low level w/c, pedestal wash basin, heated towel rail, patterned gloss wall tiling, and wood flooring.



To the front of the property is a brick driveway providing parking for several cars, and a garden mainly laid to lawn with a delightful Wisteria that blooms twice a season. To the rear is a large and secluded garden with a westerly aspect, which is mainly laid to lawn with well stocked borders with an abundance of mature plants and shrubs and a large patio area, ideal for outdoor entertaining. The property also has a double garage currently being utilised as a gym, which also houses a Megaflo high pressure delivery system providing mains water pressure to the bathrooms.

**Services:** Mains water and electricity. Gas central heating.

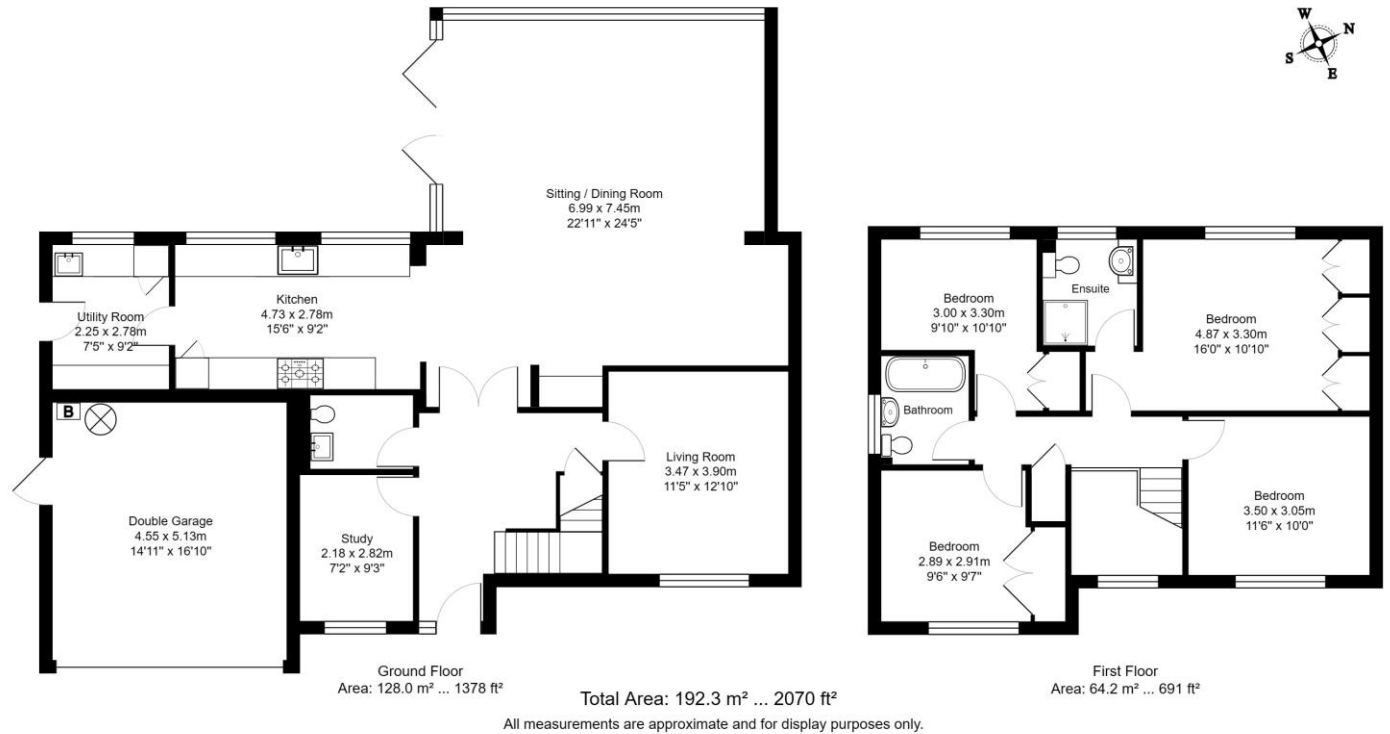
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Current EPC Rating:** C

**Council tax band:** G (£3467.42 per annum)

01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



**Important notice:**

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.





01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 Fax: 01892 619887 email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)