



**Bewley**

Langton Green, Kent



An impressive, substantial, and beautifully presented detached family home, having been tastefully updated by the current owners, with secluded gardens, in a quiet location in the heart of Langton Green Village.

## Guide price £1,200,000 Freehold

**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 porch; a spacious entrance hall featuring attractive natural look Herringbone wood effect flooring; a good-sized study ideal for home working; a downstairs w/c with attractive wall tiling; a large dual aspect living room with feature mantelpiece and surround with wood burning stove, and French doors providing access to the garden; a spacious kitchen/dining room with French doors providing access to the garden, and an impressive bespoke contemporary fitted kitchen featuring a range of shaker style wall and base units, complementary quartz work surfaces, a large central island, NEFF induction hob with stainless steel extractor and glass splashback, NEFF double ovens, Bosch dishwasher, and Franke stainless steel twin sinks with mixer tap and Quooker tap above; and a good-sized utility room with plumbing for both a washing machine and dryer. In addition, Both the kitchen and living rooms have an integrated speaker system.

On the first floor is a spacious landing providing access to five well-proportioned bedrooms all with fitted wardrobes, with the noticeably spacious principal bedroom benefiting from an ensuite bathroom with underfloor heating, large walk-in shower with both rain and separate shower attachments, wash basin with mixer tap over and storage beneath, low level w/c, twin heated towel rails, and attractive contemporary wall tiling. Also located on this floor is a family bathroom also benefiting from underfloor heating with bath and both rain and separate shower attachments, low level w/c, wash basin with mixer tap over and storage beneath, heated towel rail and attractive gloss wall and floor tiling.

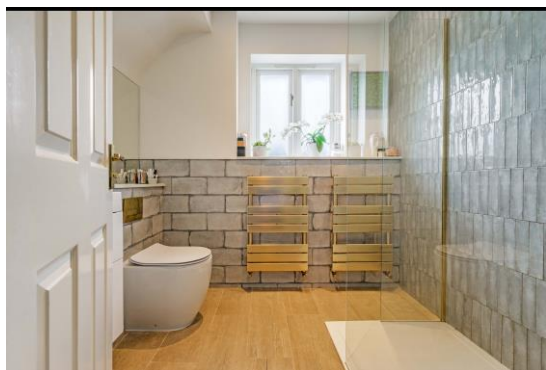
To the front of the property is a brick driveway providing parking for several cars, and a garden mainly laid to lawn featuring delightful mature plants and shrubs. The secluded gardens are of good-size and are presented in two sections, to the rear and side, and are both mainly laid to lawn with large patio areas ideal of outdoor entertaining with well stocked borders with an abundance of mature plants and shrubs. The property also has a large double garage, which also houses a Stelflow high pressure delivery system providing mains water pressure to the bathrooms, in addition to a recently fitted Worcester Bosch boiler.

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

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

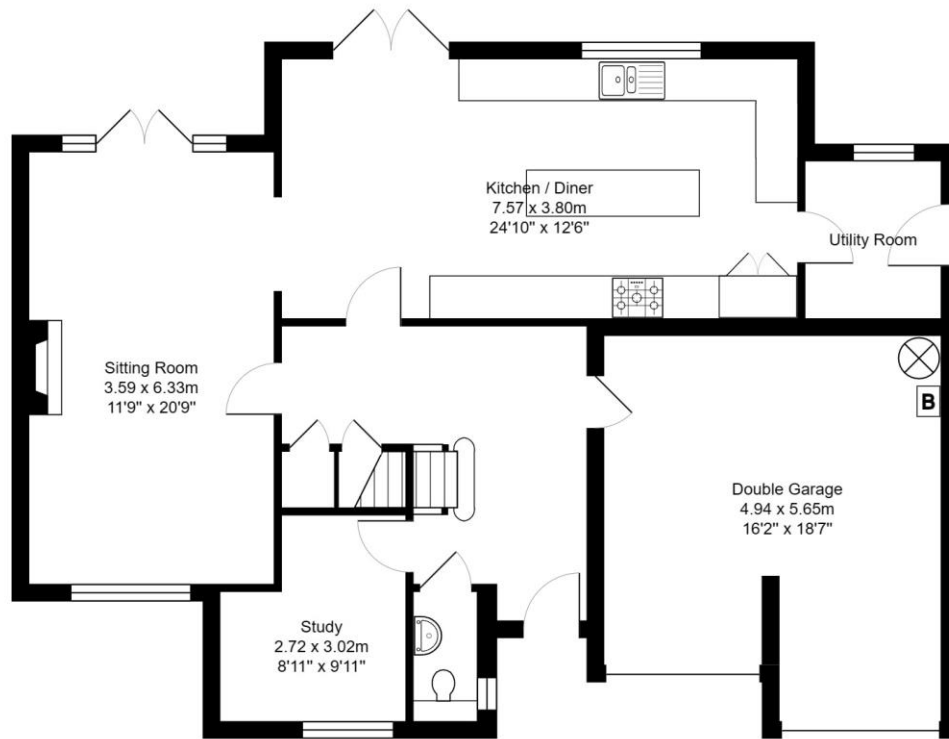
**Current EPC Rating:** D

**Council tax band:** G

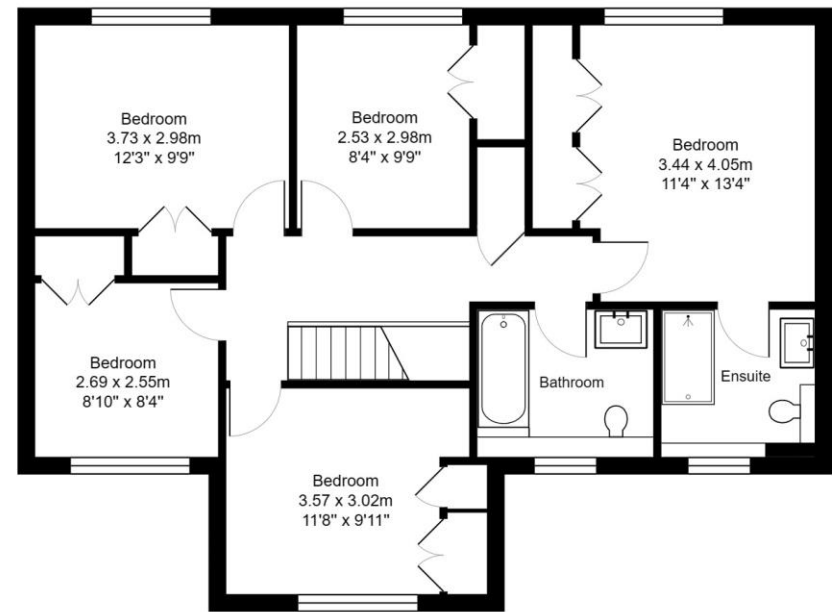


01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

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



Ground Floor  
Area: 111.2 m<sup>2</sup> ... 1197 ft<sup>2</sup>



First Floor  
Area: 80.2 m<sup>2</sup> ... 863 ft<sup>2</sup>

Total Area: 191.4 m<sup>2</sup> ... 2060 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



**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.





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