

Langton Green, Tunbridge Wells, Kent

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A substantial and beautifully presented family home, built by Berkeley Homes in an exclusive gated development. The property boasts over 2500 sq. ft of generous and well-proportioned accommodation with lovely garden and grounds.

### Situation

The property is located in a prime position within easy reach of Langton Green, with its local shops, public house and the village green.

As well as the mainline station for London, Tunbridge Wells offers comprehensive shopping facilities including many major national stores in Royal Victoria Place and a wide variety of individual shops, cafes and restaurants on the famous Pantiles and historic High Street.

Langton Green provides an excellent base for many schools. Local preparatory schools include Holmewood House, Ashdown House, Brambletye and The Schools at Somerhill. Independent schools include Tonbridge, Sevenoaks, Mayfield, Worth Abbey and Benenden. Tunbridge Wells Grammar Schools for boys and girls and Skinners School. The property is also located exceptionally well for the renowned Langton Green Primary School.

### Distances

Langton Green 0.8 miles, Tunbridge Wells station 2.5 miles (London Bridge from 42 minutes)  
The Pantiles 2.8 miles, High Brooms station 4.4 miles, London 46 miles. (All times and distances are approximate).



## The Property

Southview is a charming detached family home built by Berkeley Homes in 1999. The property is set in a private cul-de-sac with electric gates, incorporating a blend of style and comfortable living throughout, with parking for multiple cars and wonderful garden and grounds.

The front door opens up into a spacious hallway with under floor heating and a convenient cloakroom located on the left-hand side. The ground floor consists of a large open-plan kitchen/dining room situated to the rear of the property, offering fitted wall and base units and integrated appliances with French patio doors leading out to a beautifully maintained patio and garden. The sitting room is of a generous size and offers views to the surrounding garden with double doors leading to the outside.

Also of note, there is a delightful study, a good-sized play room, and a superb family room with a working feature fireplace.

The first floor comprises 5 large bedrooms with a well-appointed family bathroom. The double-fronted principal bedroom offers ample space for storage with wall-length fitted wardrobes and an en suite with dual vanity. The secondary bedroom features a fitted wardrobe and an en suite with shower. The property is approached via a private driveway with double garage and parking for multiple cars at the front.





### Directions (TN3 0LA)

Proceed out of Tunbridge Wells on the Langton Road (A264). Turn right onto Farnham Lane and then take the next right onto Farnham Place where the property is located on the right-hand side through a gated entrance.

### Property information

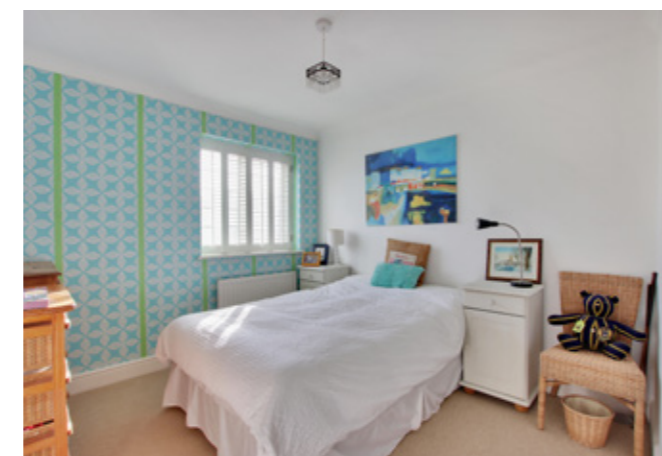
**Services** Mains water, electricity and drainage. Gas-fired central heating.

**Local Authority** Tunbridge Wells Borough Council Tel: 01892 526121.

**Council Tax Band** G

**Tenure** Freehold

**Viewings** Strictly by prior appointment with Knight Frank, LLP



## Approximate Gross Internal Floor Area

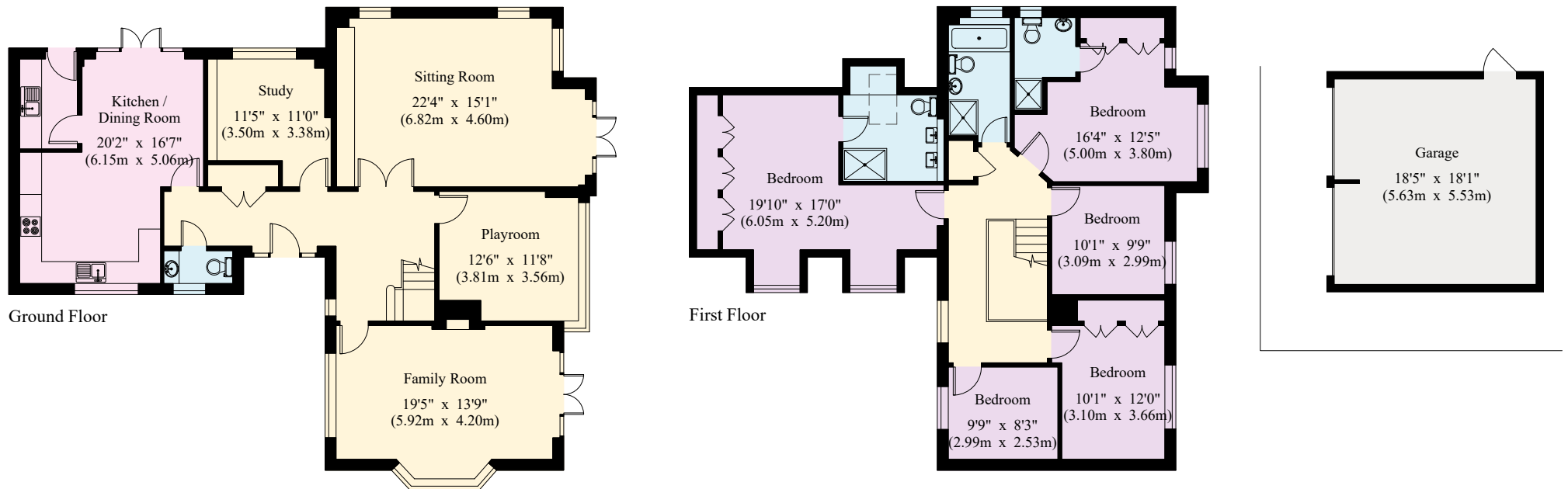
Main House = 236.3 sq m / 2,543 sq ft

Garage = 31 sq m / 333 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [February 2024]. Photographs and videos dated [February 2024].

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