

Langton Ridge, Langton Green





A substantial detached family home of almost 3,000 sq ft situated in a prestigious position on the highly sought-after Langton Ridge with far-reaching views to the south.

Situation

Langton Ridge is ideally positioned, close to Holmewood House preparatory school and in the village of Langton Green, with its local shops, public house and the village green. Langton Green is an eminently popular village, situated approximately two miles to the west of Tunbridge Wells.

The property provides an excellent base for many schools. Local prep schools include Holmewood House, Brambletye and The Schools at Somerhill. Independent schools include Tonbridge, Sevenoaks, Mayfield, Worth Abbey and Benenden. Other senior schools include Tunbridge Wells Grammar School for boys and girls, The Judd and Skinners School.

Tunbridge Wells provides a wide range and appealing choice of shopping facilities, with many major national stores in Royal Victoria Place and numerous boutiques, jewellers and art galleries in the historic High Street and famous Pantiles. The A21 from Tunbridge Wells links to the M25 to the north (Junction 5) and thence to the national motorway network and to the South Coast. Gatwick Airport is approximately 25 miles to the west, accessible via the M25 or the A264.

Distances

Tunbridge Wells Station 2 miles, A21 (Pembury) 4 miles, M25 (J5) 14.5 miles. (All times and distances are approximate)



The Property

An imposing family home with substantial rooms, blending character and charm with modern style, set on the exclusive Langton Ridge with commanding far-reaching views to the South.

The house is approached through gates leading to a carriage driveway, which sweeps around in front of the house and to the garage. There is ample parking for many cars, and large hedges and trees provide privacy and seclusion.

As you walk through the front door, you are welcomed by the entrance hall and the dining room straight ahead; with the door to this open, you have glorious sightlines of the commanding views as you enter the house. To one end of the house is the drawing room, with the focal point being a beautiful open fireplace with a gas fire, tiled inserts, a quartz hearth, and an impressive marble surround.

There is an open plan kitchen fitted with contemporary-style plum and cream units, a light quartz worktop, and space for a large kitchen table and workspace; in turn, this leads through to two walk in storage rooms and a large utility and drying room.

Also of note on the ground floor, there is a cosy tv snug, the dining room, and a ground floor cloakroom.

The principal suite is located at the far end of the house and comprises a large double bedroom with built-in wardrobes and leads through to a stylish en suite. There are three further double bedrooms set at the rear of the house, each with a wonderful aspect taking in the incredible views on offer, as well as there being two further large single bedrooms and the main bathroom.





Gardens and Grounds

The house is approached from the road through gates which lead to the sweeping carriage driveway, where there is parking for a great number of vehicles and access to both of the garages. The house is set well back within its plot, and there are a number of mature plants and trees that provide privacy and seclusion, ensuring a feeling of exclusivity.

At the rear of the house, there is a large sun terrace, ideal for al fresco entertaining and with glorious far reaching views to the south. There is a central stone staircase which leads down past a terraced rockery garden and you arrive at a large expanse of flat lawn which is interspersed with various specimen trees and perfect for the needs of a family. In total, the plot extends to approximately 0.608 of an acre.

Directions (TN3 OBE)

From Tunbridge Wells, take the A264 towards Mount Pleasant Road, and at the Bishops Down roundabout, take the 2nd exit onto Langton Road. Continue on this road, and after 1.1 miles, turn left on to Langton Ridge, where the property can be found after a short distance on the right-hand side.

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

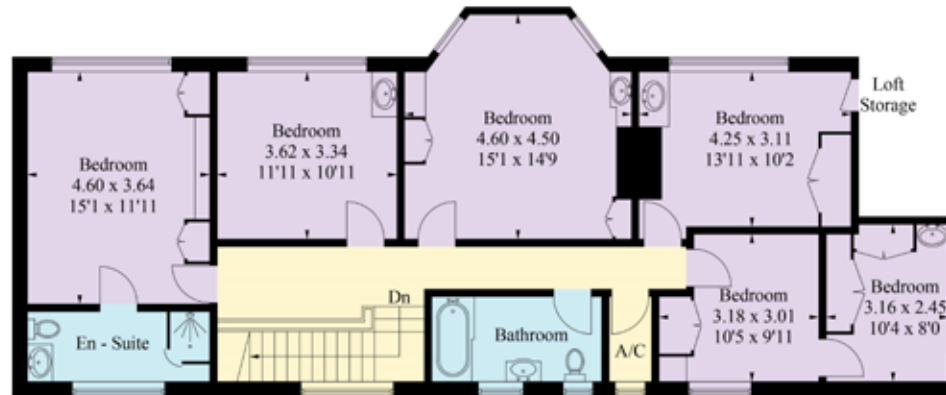
Approximate Gross Internal Floor Area

Main House = 229.4 sq m / 2,469 sq ft

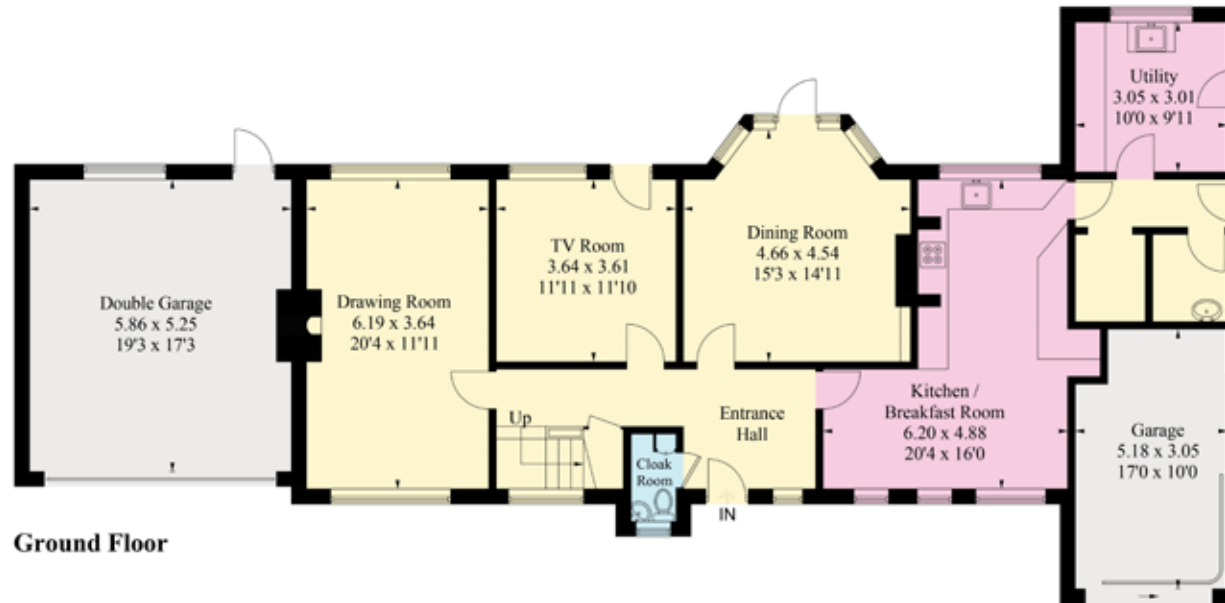
Garages = 46 sq m / 495 sq ft

Total Area = 275.4 sq m / 2,964 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.



First Floor



Ground Floor



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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 [April 2024]. Photographs and videos dated [April 2024].

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