



Old School House, Langton Green, Tunbridge Wells



A striking period home, converted from a former school into an exceptional family home, blending its characterful features with an array of excellent modern touches, located just behind the village green of Langton Green.

Situation

Langton Green is a popular village situated approximately two miles to the west of Tunbridge Wells. The property is ideally positioned in the centre of the village, close to the picturesque green, which boasts a thriving community spirit and the convenience of local shops serving day-to-day amenities along with the popular Hare pub.

Schooling in the area is some of the best in Kent, with nearby Langton Green Primary School and Holmewood House Preparatory along with well-reputed grammar schools in Tunbridge Wells for both boys and girls, as well as Bennett Memorial. Private options in the area include Somerhill, Rose Hill, Tonbridge and Sevenoaks.

The spa town of Tunbridge Wells offers an upmarket range 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.

Distances

Langton Green 0.1 of a mile. Tunbridge Wells Station 2.8 miles (London Bridge from 44 minutes). The Pantiles 2.6 miles. A21 (Pembury) 6.1 miles. Gatwick Airport 19.7 miles. London 46.5 miles. (All times and distances are approximate)





The Property

The property is located just a stone's throw away from the village centre and has been comprehensively renovated to an exceptionally high standard by the current owners, blending its period features with an array of excellent modern touches to provide generous and flexible family accommodation.

The substantial accommodation is arranged over two floors and extends to just over 3,600sq ft, with exceptional reception space. The property opens up into an extensive and welcoming entrance hall with Velux windows and a feature fish tank built into the wall. The formal dining room overlooks the front of the property, with a spiral staircase leading up to a mezzanine (currently used as a family room/study).

The stylish and contemporary open plan kitchen/breakfast room, with its spectacular roof lantern, is located to the rear of the property and includes a large island with seating areas, fitted wall and base units by Woodworks, integrated Neff appliances; and French patio doors leading out to the picturesque garden. From the kitchen, a door leads through to a useful utility room, also fitted with Woodworks fitted units.

The expansive drawing room has a window to the front, high ceilings and a feature fireplace. There is also an excellent sitting room/useful study with double doors opening to the rear garden. A cosy snug and a boot room complete the ground floor accommodation.

Stairs lead up to the first floor landing giving access to four large bedrooms, a family bathroom and the mezzanine/family room with a charming tall window to the front. Of the two bedrooms overlooking the rear of the house, one has an en suite shower room and one has an en suite cloakroom. There are two further bedrooms with windows to the front. The well-appointed family bathroom benefits from a roll-top bath and a separate shower.



Gardens and Grounds

The property is set back from the road and is approached via a private gravel driveway with off street parking for multiple cars: established hedging and trees border the front of the property. To the rear of the property, there is a wonderful private garden with a paved terrace, providing the perfect backdrop for entertaining and al fresco dining.

Directions (TN3 9SS)

From Tunbridge Wells, proceed along the A264 towards Langton Green. Upon entering the village, continue on Langton Road and, just after passing The Hare on the right, take the next turning on the right-hand side onto a private drive. The Old School House will be found at the end.

Property Information

Local Authority Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax G

Tenure Freehold

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

Viewings Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area

Total Area = 340.6 sq m / 3,666 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.



Knight Frank
Tunbridge Wells
47 High Street
Tunbridge Wells
Kent TN1 1XL
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Ross Davies
01892 515035
ross.davies@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value.

Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2025. Photographs and videos dated March 2022.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.