

# Langton Road

Tunbridge Wells





An outstanding detached family house,  
backing onto sought-after Nevill  
Park, stylishly modernised to provide  
exceptional accommodation.

Tunbridge Wells mainline station - 0.9 miles (London Bridge, Charing Cross and Cannon Street from approximately 42 minutes). A21 - 3.5 miles. M25 (J5) - 14.5 miles. (All times and distances are approximate)



Summary of accommodation

Main House

**Ground Floor:** Entrance hall | Sitting room | Family room | Study | Kitchen/breakfast/dining room  
Utility room | Cloakroom

**First Floor:** Principal bedroom with dressing room and en suite bathroom  
Five further bedrooms (two en suite) | Family bathroom



Situation

(Distances and times are approximate)



The town centre, with its range of general and specialist shops, can be reached by pleasant walks across The Common or the frequent bus service.



The town is renowned for its superb educational facilities with good private, state and grammar schools.



The property is conveniently situated for access to the historic Pantiles and mainline station.





## The Property

The front door leads to a vaulted, double height reception hall which is flooded with natural light. At the rear of the house is the open plan kitchen, living and dining room which is the hub of the house. The kitchen has been beautifully appointed with a selection of stylish wall and base units, a large central island unit with white granite work surfaces and space for a selection of appliances. The sitting room is at the front of the house offering formal entertaining space, with windows on two sides and a central fireplace housing a log burner.

The principal suite is set at the rear of the house comprising, a large double bedroom with vaulted ceiling and French doors leading to a Juliet balcony, affording views over the rear garden and beyond. There is a walk in dressing room and en-suite which has been beautifully appointed with a walk in double shower and roll top bath. There are five further bedrooms on this floor (two en suite) as well as a luxurious family bathroom.





## Outside

The house is approached via electric solid wooden gates which lead to a bonded gravel driveway where there is parking for a number of cars and a detached double garage with storage above. At the rear of the house there is a south facing garden with a sandstone sun terrace and an expanse of lawn which is interspersed with a selection of mature shrubs, plants and trees.

## Property Information

**Tenure:** Freehold

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

**Local Authority:** Tunbridge Wells Borough Council

**Council Tax:** Band H

**EPC:** C

**Directions (TN4 8XA):** From Tunbridge Wells station, proceed south-west and join the A26. At the second mini-roundabout turn right onto Major Yorks Road. At the roundabout, at the top of the road, turn left onto Langton Road. After circa. 100 yards, the driveway can be found on the left hand side.

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents,  
Knight Frank LLP.

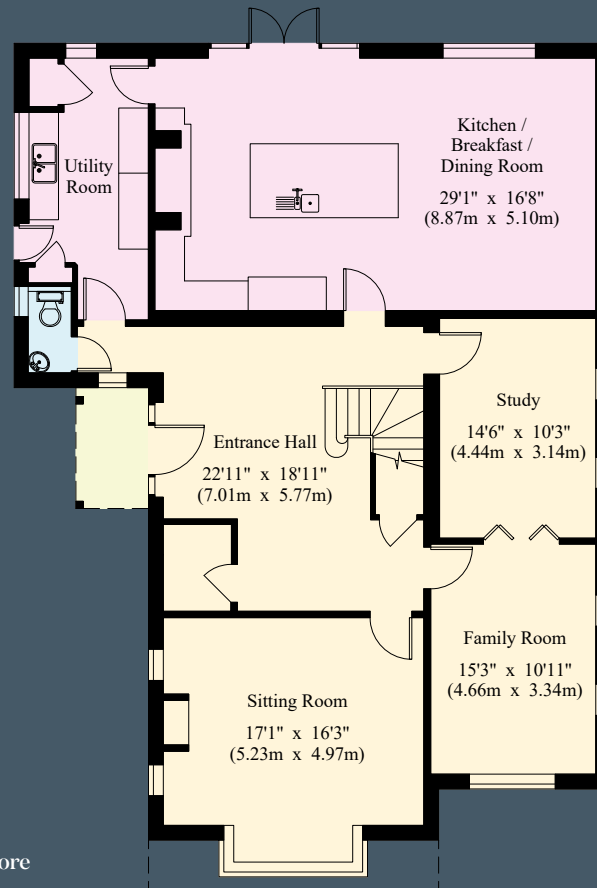
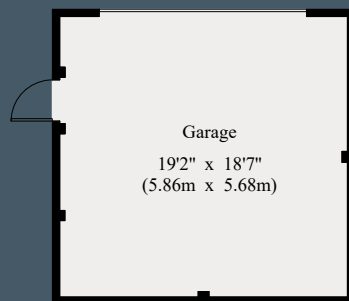


### Approximate Gross Internal Floor Area

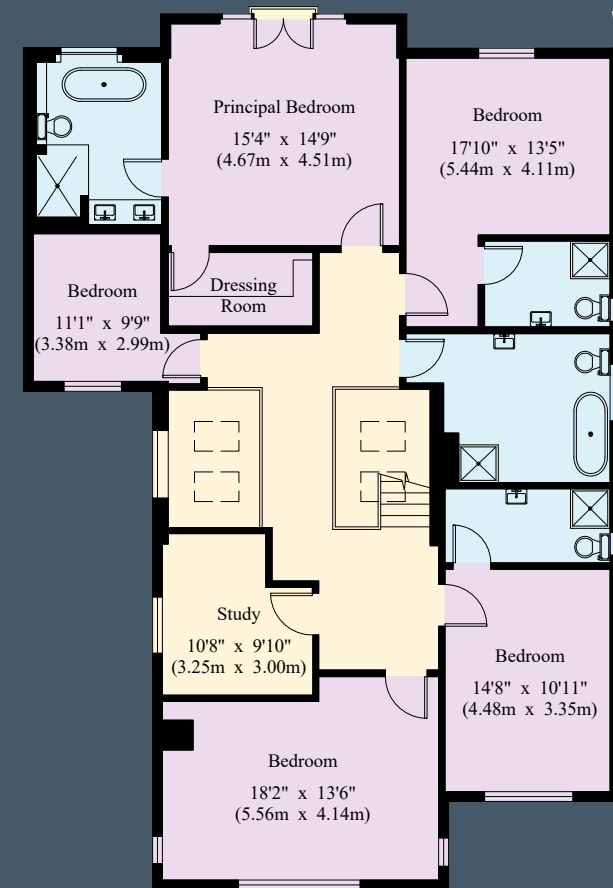
Main House: 317.3 sq.m / 3,415 sq.ft

Garage: 33.1 sq.m / 356 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.



Ground Floor



First 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 2025. Photographs and videos dated April 2025.

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