



Bransby Cottage, 1 Langton Road, Tunbridge Wells, Kent TN4 8XA

Guide Price £540,000 Freehold

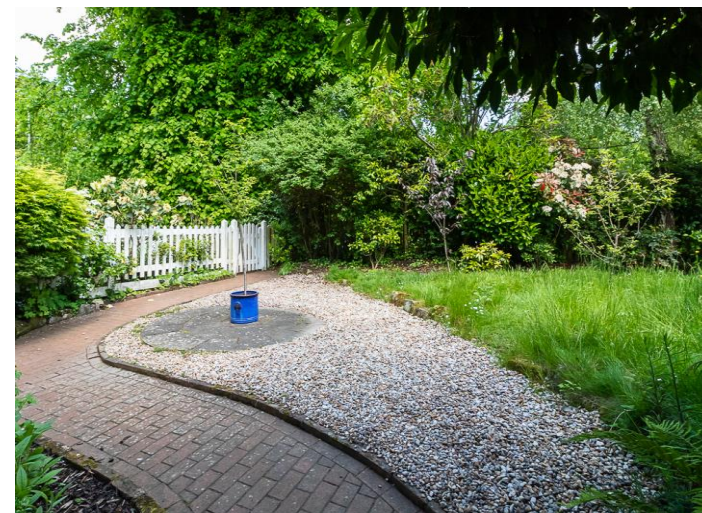
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Set towards the western fringes of the town, this cottage, which is well screened from the road, sits on the edge of Tunbridge Wells Common and, therefore, accesses the assorted foot and bridle paths close by. Tunbridge Wells railway station is about 1 mile distant, as are the Pantiles and the cafe culture in the High Street.

This characterful Grade II Listed semi-detached cottage has a contemporary-style, spacious accommodation. The cottage still retains many period features, an oak staircase and inglenook fireplace. There is gas fired central heating and a pretty, well stocked garden.

- A Semi-Detached Grade II Listed Cottage
- Living Room
- Contemporary Kitchen
- Conservatory
- 2 Double Bedrooms & 2 En Suites + Downstairs Shower Room
- Cellar
- Private Courtyard
- Pretty, Well Stocked Gardens
- Council Tax Band: D





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

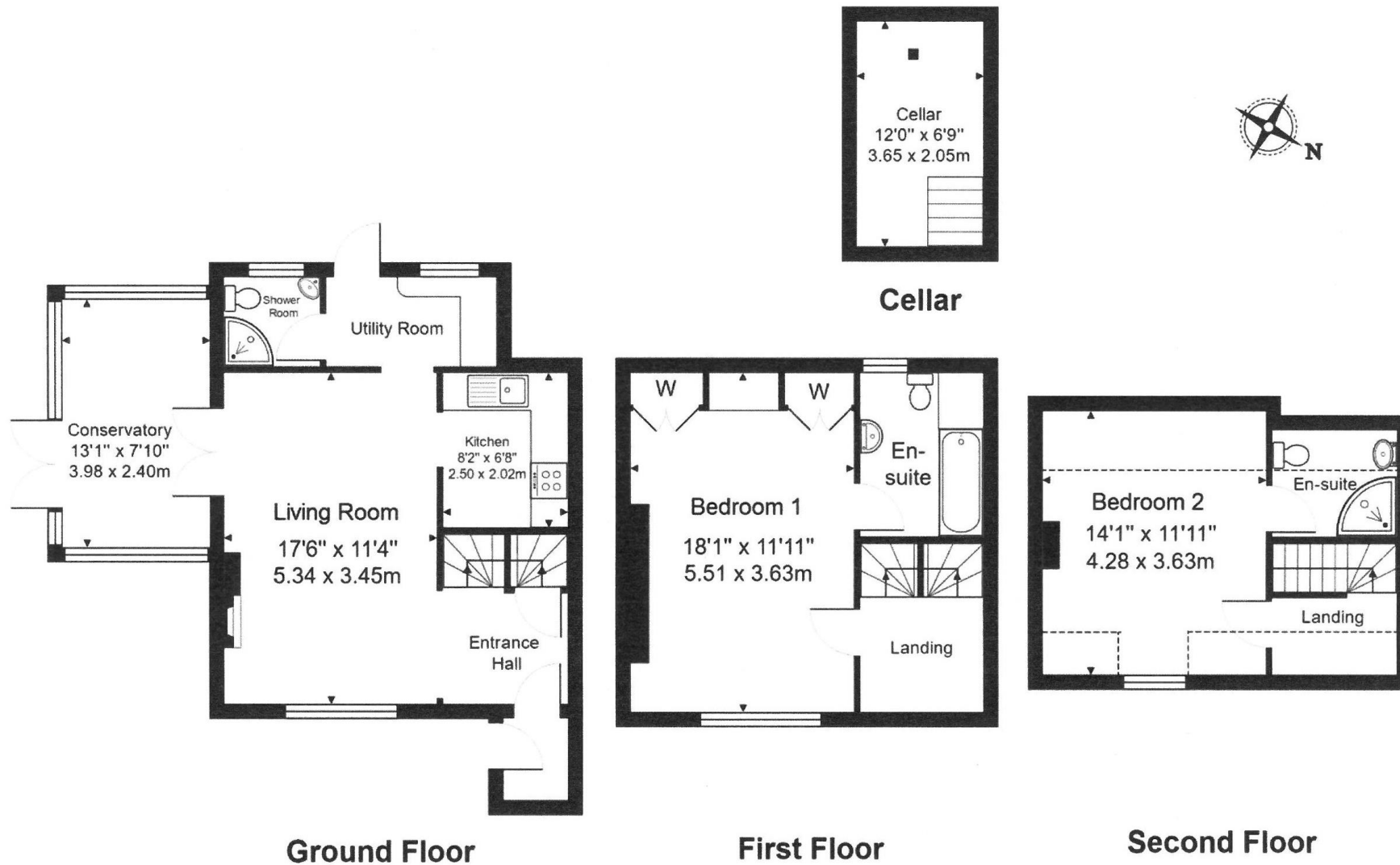
Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.



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Approx. Gross Internal Floor Area (Excludes Cellar) 1105 sq. ft / 102.66 sq. m