



Watson Court, The Green, Langton Green, Tunbridge Wells, Kent TN3 0JB

Guide Price £800,000 Freehold

When experience counts...

est. 1828  
**bracketts**

Enjoying an enviable location directly facing the Village Green in Langton Green is this period-style modern house constructed by Panfile in 2011. This house is set back from the road with off street parking. The front windows all enjoy an aspect over the Green whilst the popular local public house, The Hare, is within a stone's throw. This is a historic and picturesque area and the accommodation is constructed with an appealing mix of modern convenience with some character features. The downstairs has a modern kitchen, cloakroom, reception room and conservatory/dining room which leads to the garden. Upstairs are three bedrooms, one en suite, plus a contemporary bathroom. Parking is provided on the front driveway and there is unrestricted parking immediately opposite running alongside the Village Green. There is a pleasant rear garden, laid to lawn with flower and shrubbery borders, together with a timber garden shed. There is the added benefit of NO ONWARD CHAIN.

Agent's Note: There is a flying Freehold

- Attached Period-Style House
- Central Village Location
- Views of the Village Green
- Off Street Parking
- 2 Reception Rooms
- Downstairs Cloakroom
- Modern Kitchen
- 3 Bedrooms
- En Suite Shower Room
- Family Bathroom





### LOCATION:

The property is situated off Langton Road in a cul-de-sac convenient for the villages' local amenities for day-to-day use and The Hare public house. There is the highly regarded Langton Green primary school (0.8 of a mile) and Holmewood House preparatory school (0.4 of a mile). Tunbridge Wells is about 2.6 miles to the east and here there are highly regarded secondary and grammar schools.

Tunbridge Wells affords comprehensive shopping and cultural facilities, together with a mainline railway station that provides commuter services into London (Charing Cross and London Bridge) in about 50 minutes.

The town also has the café culture and independent retailers in the High Street, Pantiles, together with the Royal Victoria Place shopping centre and the area generally is well served by sport, leisure and recreational facilities, cricket, golf and tennis, alongside two theatres.

The coast is about 33 miles to the south and Gatwick about 20 miles to the west.

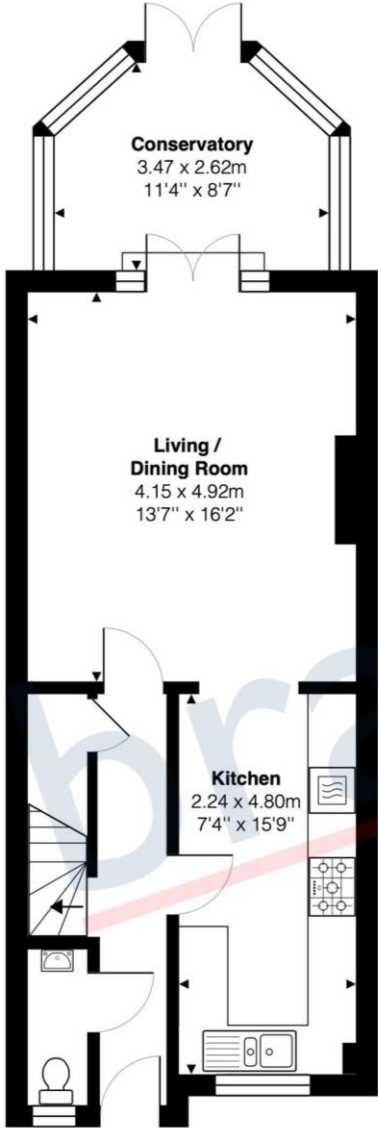
### Additional Information:

Council Tax Band: F

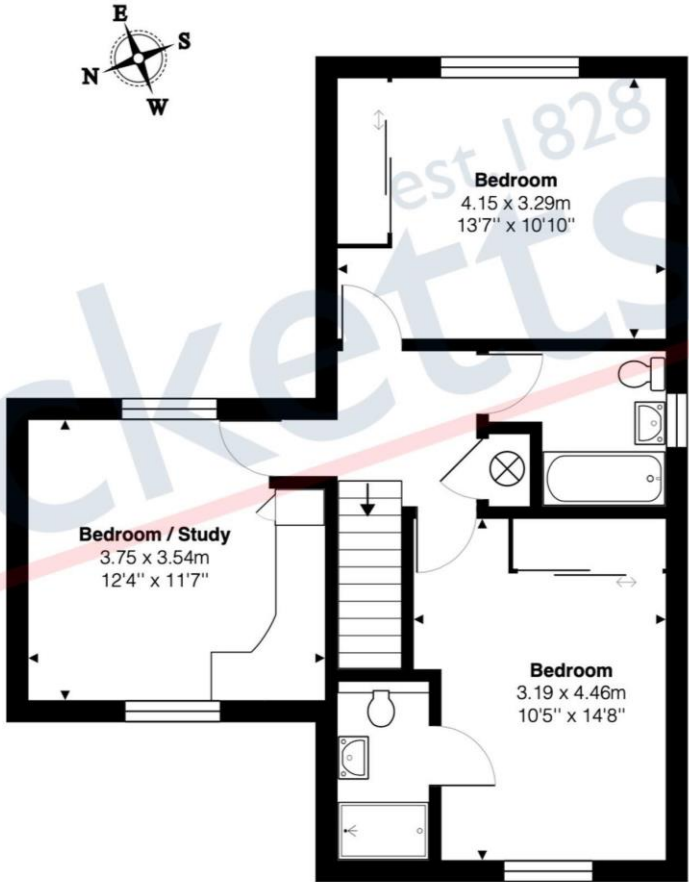


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Gross Internal Area Approx 1138 sq ft / 105.7 sq m



Ground Floor  
Approx 547 sq ft / 50.8 sq m



First Floor  
Approx 591 sq ft / 54.9 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	88
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		WWW.EPCAU.COM	