



LAMPINGTON ROW  
TUNBRIDGE WELLS - GUIDE PRICE £600,000 - £650,000



# 13 Lampington Row

Langton Green,  
Tunbridge Wells, TN3 0JG

**Entrance Porch - Entrance Hall - Open Plan Kitchen/Diner  
With Bi-Fold Doors To Garden - Sitting Room With Log  
Burner - Part Galleried Landing - Three Bedrooms -  
Beautifully Fitted Bathroom - Garage - Front Garden With  
Driveway Providing Off Road Parking For Two Vehicles -  
Rear Garden With Access To Garage**

Situated in a quiet cul-de-sac location in the popular village of Langton Green, being within striking distance of the primary school as well as local amenities and transport links is this beautifully presented and finished home. The current owners have completed a full program of refurbishment including a stunning extension on the ground floor to incorporate the kitchen/ dining room as well as a new bathroom, garage and full redecoration throughout. Approaching the property across the driveway you notice the striking new front door with pretty rose gold hardware, and step into a useful porch area providing space to deal with coats, shoes, umbrellas. The entrance hall is spacious and welcoming with stairs rising to the first floor and a herringbone Amtico floor which runs throughout the downstairs space.

Stepping into the kitchen/ dining room is a real WOW moment as they have thoughtfully extended the space with a skylight to flood the room with light and a set of bi-fold doors which span the entire width of the property and provide lovely aspect over the garden. The kitchen is finished with solid wood hand-painted dark blue cabinetry and a contrasting work surface as well as a Butler's sink in the central island unit, a full complement of integrated appliances and a very useful larder cupboard. There is ample space for dining furniture and even a snug space if desired. The sitting room can be accessed from here or the entrance hall and is open but a cosy space with a fitted log burner.

Upstairs there are three bedrooms which are all a good size and offer built in wardrobes in each.

The modern bathroom has been completely redesigned with a bath, walk in shower with waterfall head, basin with cabinetry below and a WC and is finished with stunning tiling and a black heated towel rail.



Outside there is a rebuilt single garage with driveway parking in front, and the gardens are low maintenance with lawn, a half-moon patio and decked area. Being sold with NO CHAIN we have no hesitation in recommending a viewing to appreciate the quality and style of this finished property.

Composite double glazed front door with double glazed panel to side and rose gold hardware into:

**ENTRANCE PORCH:**

Ceiling spotlights, original front door with glazed panels to side into:

**ENTRANCE HALL:**

Stairs to first floor, Amtico herringbone flooring, radiator, ceiling spotlights.

**OPEN PLAN KITCHEN/DINER:**

Extended by the current owners to create impressive open plan living space with a ceiling lantern, Amtico herringbone flooring, double glazed bi-fold doors across the back opening onto the decked area of garden. Solid wood hand-painted dark blue cabinetry with contrasting quartz work surface and riser. Integrated dishwasher and fridge/freezer. Built-in refuse/recycling. Central island with butler sink and mixer tap. Further island in white cabinetry with integrated washing machine and tumble dryer. Five ring induction hob with stainless steel extractor hood above and double eye-level oven. Two radiators, ceiling spotlights, open to:

**SITTING ROOM:**

Double glazed window to front, Amtico herringbone flooring, log burner, radiator, under stairs storage.

**LANDING:**

Part galleried, ceiling spotlights.

**BEDROOM:**

Double glazed window to front, radiator, built-in wardrobe.

**BEDROOM:**

Double glazed window to front, radiator, double built-in wardrobe.

**BEDROOM:**

Two double glazed windows to rear, radiator, built-in wardrobe.

**BATHROOM:**

Beautifully fitted with panel enclosed bath with telephone style mixer tap, separate walk-in shower with waterfall head and hand held attachment, wash hand basin with cupboards below, WC. Heated towel rail, part tiled walls, ceiling spotlights, extractor. Frosted double glazed window to the rear.

**GARAGE:**

Up and over door, power and light.



### OUTSIDE FRONT:

Laid to lawn, path to front door, driveway with parking for two vehicles.

### OUTSIDE REAR:

Laid to lawn with flower beds, borders, patio, decked area and access to garage.

### SITUATION:

Langton Green itself offers a small range of village shops as well as highly regarded state and independent schools. The local Harre public house provides a typical menu expected from a classic English pub. The historic spa town of Tunbridge Wells lies approximately two miles east of Langton Green and provides excellent retail, leisure and dining opportunities. The Royal Victoria Place Shopping Precinct and adjacent Calverley Road, have a wealth of prominent High Street brands with further independent boutique shops located along Mount Pleasant, the old High Street, Chapel Place and the Pantiles. For the commuter traveller, the main line station at Tunbridge Wells offers fast and frequent services to London with a journey time of approximately one hour. Alternatively, a commuter coach service is available from Langton Green to London taking approximately one and a half hours. There is easy access to the M25 and national motorway network via the A21 whilst Eurostar, Gatwick Airport and the channel ports are all within easy reach.

**TENURE:** Freehold

**COUNCIL TAX BAND:** D

**VIEWING:** By appointment with Wood & Pilcher 01892 511211

### ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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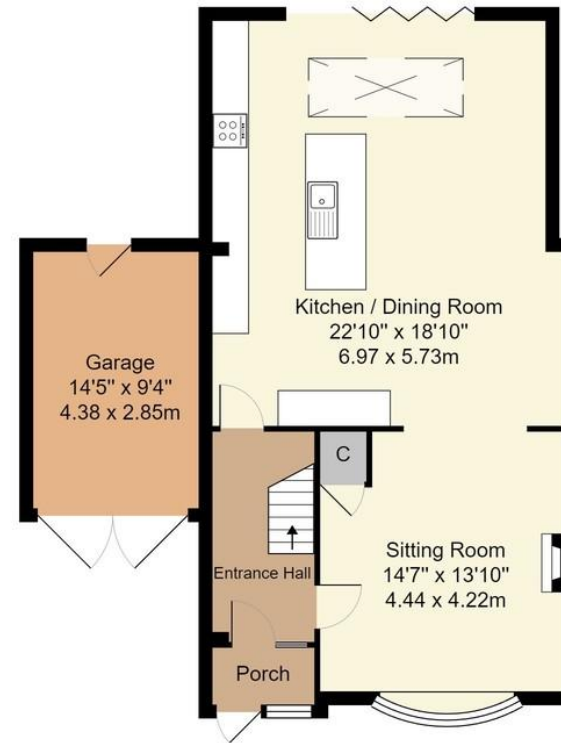
Email: [tunbridgewells@woodandpilcher.co.uk](mailto:tunbridgewells@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

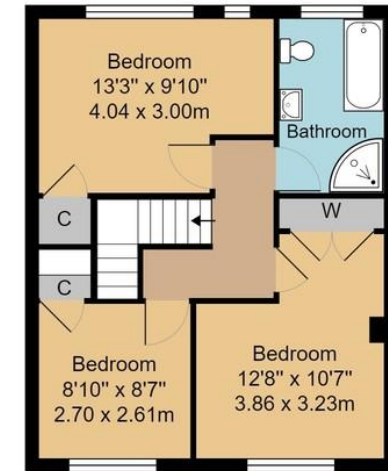
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

House Approx. Gross Internal Area 1263 sq. ft / 117.4 sq. m  
Approx. Gross Internal Area (Incl. Garage ) 1397 sq. ft / 129.9 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.