



DORNDEN DRIVE

LANGTON GREEN, TUNBRIDGE WELLS – GUIDE PRICE £1,195,000 - £1,250,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

34 Dornden Drive

Langton Green, Tunbridge Wells, TN3 0AB

Entrance Hall - Study - Utility Room With Door To Garden - Cloakroom - Sitting Room With Folding Doors Into Kitchen/Diner With Triple Bi-Fold Doors To Garden - Rear Lobby - Bedroom - Bathroom - Landing - Three Further Bedrooms Each With En-Suite Shower Rooms & Doors To Balcony - Front Garden - Gravel Driveway - Easterly Facing Decked Balcony - Rear Garden - Single Detached Garage

This beautifully refurbished and extended detached family home is set on a generous corner plot in the highly desirable village of Langton Green. Combining contemporary style with practical family living, the property is beautifully presented throughout and ready to move into. With its spacious layout, luxurious features, and stunning outdoor spaces, this home is ideal for those seeking comfort, convenience, and a touch of elegance.

The ground floor is thoughtfully designed, starting with a welcoming entrance hall that sets the tone for the light and airy spaces beyond. There is a dedicated study, perfect for working from home or as a quiet retreat, and a charming sitting room ideal for relaxing or entertaining. The heart of the home is undoubtedly the open-plan kitchen and dining room, which features bi-fold doors that open onto the garden, creating a seamless connection between indoor and outdoor spaces. Practicality is ensured with a separate utility room and a convenient cloakroom. This floor also boasts a spacious double bedroom and a stylish family bathroom, with underfloor heating running throughout the entire ground floor for year-round comfort.

Upstairs, the first floor continues to impress, offering three well-proportioned double bedrooms, each with its own sleek ensuite shower room. All three bedrooms enjoy direct access to a stunning decked roof terrace, complete with a glass balustrade. This unique feature provides a private outdoor sanctuary, perfect for morning coffee or evening relaxation while taking in the views over the surrounding area.





The outdoor spaces are equally impressive, with large, private gardens to both the front and rear of the property. These beautifully landscaped areas provide ample room for entertaining, children's play, or simply unwinding in a tranquil setting. A detached garage and gated driveway offer generous parking for multiple vehicles, further enhancing the convenience of this superb home.

Situated in the sought-after village of Langton Green, this property benefits from a peaceful location with excellent access to local amenities, well-regarded schools, and transport links. It combines the charm of village living with the practicality of modern life, making it an ideal choice for families or anyone looking for a stylish, move-in-ready home.

This is a rare opportunity to own a property of such high quality in Langton Green. Arrange your viewing today and step into the perfect blend of luxury and practicality.

Composite front door with frosted panel to side.

ENTRANCE HALL:

Stairs to first floor, wood effect flooring with underfloor heating, alarm panel, skylight.

STUDY:

Double glazed window to front, Amtico flooring with underfloor heating.

UTILITY ROOM:

Double glazed window to rear and double glazed door to garden. Range of wall and floor cupboards and drawers with matching work surface and riser. One and a half bowl sink unit with mixer tap and drainer. Space and plumbing for washing machine and tumble drier, space for fridge/freezer. Gas hob with electric oven under and stainless steel extractor hood above. Tripe cupboard housing hot water tank and boiler, ceiling spotlights, wood effect flooring with underfloor heating, radiator.

CLOAKROOM:

Frosted double glazed window to side. WC, wash hand basin with drawer underneath and tiled splashbacks. Wood effect flooring with underfloor heating, ceiling spotlights, extractor.

SITTING ROOM:

Double glazed window to front. Entertainment wall with space for wall mounted TV. Living flame fire and vertical shelving cabinetry adds storage and showcase opportunities for photos, art, or gadgets, wood effect flooring with underfloor heating, ceiling spotlights. Folding doors into:

KITCHEN/DINER:

Kitchen: Fitted with a range of wall and floor cabinetry with contrasting quartz work surface, riser and tiled splashbacks. One and a half bowl sink with mixer tap. Double eye-level oven, five ring induction hob and stainless steel extractor. Integrated dishwasher, fridge/freezer and microwave. Ceiling spotlights. Sky lantern and double glazed window to side.
Dining Area: Skylights, ceiling spotlights, underfloor heating. Triple bi-fold doors and door to annexe.

REAR LOBBY:

Frosted double glazed door to side. Cupboard housing underfloor heating manifold, ceiling spotlights.

BEDROOM:

Double glazed window to front and two double glazed windows to side. Wood effect flooring with underfloor heating, ceiling spotlights.

BATHROOM:

Panel enclosed bath with concealed filler and separate thermostatic shower over bath with glass screen, wash hand basin with drawers under, WC. Tiled walls, tiled flooring with underfloor heating, heated towel rail, ceiling spotlights, extractor.

LANDING:

Two double glazed windows to front, radiator.

BEDROOM:

Double glazed window to front and double glazed door and window to balcony. Wood effect flooring, radiator.

EN-SUITE SHOWER ROOM:

Frosted double glazed window to rear. Corner shower with thermostatic controls, WC, wash hand basin with drawers below. Tiled walls, wood effect flooring, heated towel rail, ceiling spotlights, extractor.

BEDROOM:

Double glazed door and window to balcony. Wood effect flooring, radiator.

EN-SUITE SHOWER ROOM:

Frosted double glazed window to rear. Corner shower with thermostatic controls, WC, wash hand basin with drawers below. Tiled walls, wood effect flooring, heated towel rail, ceiling spotlights, extractor.

BEDROOM:

Double glazed window to front and double glazed door and window to balcony. Wood effect flooring, radiator.

EN-SUITE SHOWER ROOM:

Frosted double glazed window to rear. Walk-in shower with thermostatic controls, WC, wash hand basin with drawers below. Tiled walls, wood effect flooring, heated towel rail, ceiling spotlights, extractor.

OUTSIDE FRONT:

Five bar gates, gravel driveway, raised lawn with mature Oak trees and hedging, double electric socket.



OUTSIDE REAR:

Decked balcony set over top of kitchen/diner with glass balustrade, outside lights, easterly facing, child-proof rooflights.

Gravel patio area with steps down to lawn with hedge borders, fence to rear, mature shrubs and trees, access to side, outside tap.

GARAGE:

Detached single garage with up and over door, light and power, side passenger door.

SITUATION:

Langton Green itself offers a small range of village shops as well as highly regarded state and independent schools. The local Hare Public House provides typical menu expected from a classic English pub. The historic spa town of Royal 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 1 hour. Alternatively, a commuter coach service is available from Langton Green to London taking approximately 1.5 hours. There is also a regular bus service running from Dornden Drive into the town centre. 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:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

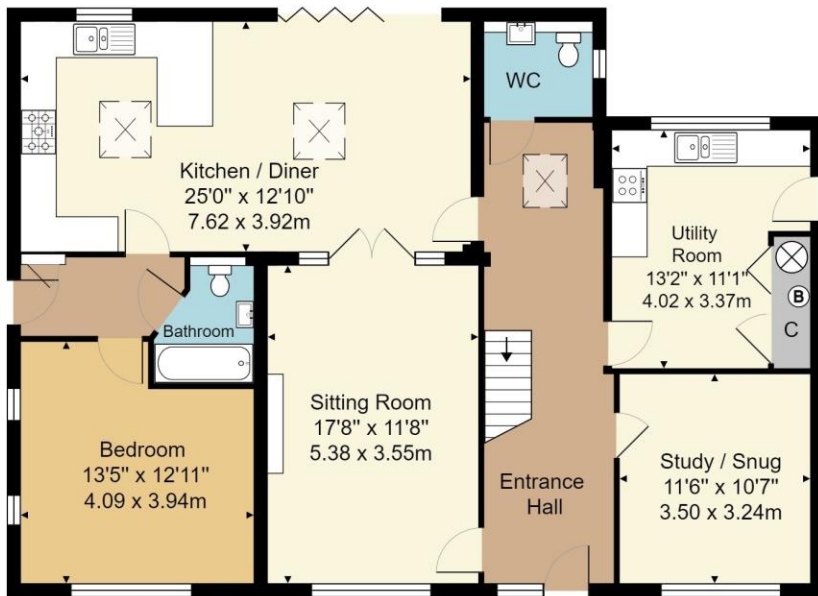
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

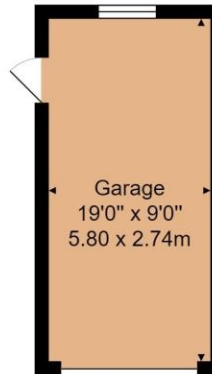
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

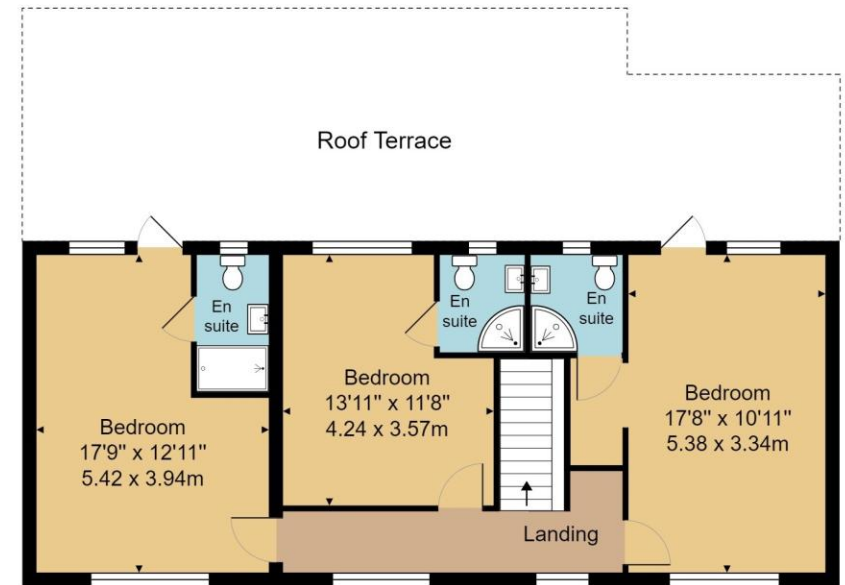




Ground Floor



Garage



First Floor

House Approx. Gross Internal Area 2069 sq. ft / 192.2 sq. m
Garage Approx. Internal Area 171 sq. ft / 15.9 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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 contained. 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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