



LITTLE BEECHES, DORNDEN DRIVE
LANGTON GREEN, TUNBRIDGE WELLS - £1,150,000



WOOD &
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Sales, Lettings, Land & New Homes

Little Beeches

36 Dornden Drive, Langton Green,
Tunbridge Wells, TN3 0AF

**Entrance Hall - Elegant Sitting Room With Dual Aspect,
Feature Fireplace & Log Burner - Open Plan Kitchen/Dining
Room With Bespoke Handcrafted Kitchen - Ground Floor
Shower Room With Utility Cupboard - Versatile Fourth
Bedroom / Study - Principal Bedroom With Dual Aspect &
Fitted Wardrobes - Two Further Double Bedrooms - Luxury
Family Bathroom - Conservatory & Summer House
Extensive, Beautifully Landscaped Gardens With Mature
Trees Of Approx 1/3 Of An Acre (TBV), Shrubs, Gazebo &
Pond - Two Detached Garages Each With Driveway -
Planning Permission Granted (22/01765/FULL) For
Extension & Loft Conversion To Add Two Further
Bedrooms If Desired**

Nestled on a substantial and beautifully landscaped corner plot in the prestigious address of Dornden Drive, Langton Green, this elegant, detached residence presents an exceptional opportunity for discerning buyers seeking a refined family home with charm, space and further potential. Meticulously maintained and thoughtfully improved, the property offers bright, well-proportioned accommodation throughout, complemented by exquisite gardens and the benefit of granted planning permission for significant extension and reconfiguration.

One of the home's most captivating features is its surrounding gardens – a true 'show garden' boasting an abundance of mature trees, ornamental shrubs, and a carefully curated selection of perennials and evergreens. Discreet seating areas, a pond, a summer house and a vine-covered courtyard offer tranquil outdoor living in complete privacy.





PORCH:

A charming arched entrance porch with tiled flooring provides an elegant introduction to the home.

ENTRANCE HALL:

A welcoming and spacious hallway featuring original parquet wooden flooring, two under-stairs storage cupboards including cloakroom, radiator with decorative cover, and doors to all principal rooms.

SITTING ROOM:

A beautifully proportioned dual-aspect sitting room flooded with natural light via double-glazed windows to the front and side elevations. The room centres around a striking stone fireplace housing a wood-burning stove, with parquet flooring underfoot, two radiators and subtle wall lighting adding to the ambient feel.

KITCHEN/DINING ROOM:

This open-plan space is perfectly designed for both everyday family living and entertaining. The dining area enjoys a dual aspect with double-glazed windows to the front and side and a traditional fireplace with gas fire. The kitchen itself is an exceptional bespoke installation by David Haugh, featuring a comprehensive range of handcrafted wall, base and drawer units, all topped with luxurious Stoneham Corian work surfaces. A Franke sink with double drainer and mixer tap, integrated oven and microwave, inset five-ring gas hob with extractor canopy, and additional built-in features including a wine rack and tray store reflect the thoughtful design. The space is finished with tiled flooring, under-cabinet lighting, downlights, a contemporary radiator, and a double-glazed door leading to the rear. Glazed double doors open into:

CONSERVATORY:

A timber-framed conservatory that harmoniously blends with the home's architecture, enjoying panoramic views of the garden. With tiled flooring, a radiator, and an electric heater, this space provides year-round usability and direct access onto the garden terrace via double-glazed doors.

SHOWER ROOM:

A generously sized and stylishly appointed shower room, comprising a large walk-in rainfall shower, wall-mounted wash hand basin, and low-level WC. A built-in utility cupboard houses plumbing for a washing machine and space for a tumble dryer. Finished with underfloor heating, heated towel rail, tiled floor and partial wall tiling, downlights, and a double-glazed window to the side.

BEDROOM 4/STUDY:

A versatile room that functions equally well as a bedroom or home office. Featuring a built-in fold-down bed with integrated wardrobe storage, the room transforms with ease. Double-glazed French doors open to a secluded courtyard garden complete with decorative pergola, offering a serene and private retreat. Radiator with cover and fitted carpet.

FIRST FLOOR LANDING:

A bright and spacious landing area with double-glazed window to the side, large airing cupboard with shelving and housing the new hot water cylinder, and hatch to a fully boarded loft with fitted ladder and lighting. Carpeted throughout.

MASTER BEDROOM:

An elegant principal suite enjoying a delightful dual aspect with newly installed aluminium double-glazed windows to the front and side. A comprehensive range of fitted wardrobes provide excellent storage. Two radiators and fitted carpet.

BEDROOM 2:

A generously proportioned double bedroom, also with a dual aspect and double-glazed aluminium windows to the front and side. Fitted double wardrobe, radiator, carpet, and coved ceiling.

BEDROOM 3:

Another double bedroom with views over the garden via a double-glazed window to the side. Radiator, fitted carpet and coved ceiling.

FAMILY BATHROOM:

A recently installed and beautifully presented contemporary white suite, comprising panelled bath with mixer tap and rainfall shower with glazed screen, large wall-mounted wash hand basin, and low-level WC with recessed storage. The room is completed with a tiled floor, partial wall tiling, double-glazed bay window to the front, heated towel rail and radiator, and recessed ceiling lighting.

OUTSIDE FRONT:

The property benefits from two detached single garages, each with its own gated driveway, providing ample off-street parking, storage, or workshop space.

OUTSIDE:

A charming and tranquil private courtyard area enclosed by fencing and adorned with a decorative pergola and mature vine. A secluded spot for al fresco dining or quiet relaxation.



The house is enveloped by exquisitely maintained gardens to the front, side and rear, enclosed by mature hedging for privacy and featuring a wide array of ornamental planting. Manicured lawns, sculptural trees, established borders, and a variety of outdoor seating areas, including a gazebo, a reflective pond with bespoke metal cover, and a delightful summer house, create a private sanctuary rarely found at this scale. The gardens have been thoughtfully designed and lovingly maintained to provide interest and colour throughout the year.

SITUATION:

Langton Green is one of the area's most desirable villages, offering a semi-rural lifestyle with excellent access to the amenities of Royal Tunbridge Wells, just two miles away. The village boasts an outstanding primary school, independent retailers, and the much-loved Hare public house. The wider area is home to a number of highly regarded state and independent schools, including Holmewood House and Tunbridge Wells Grammar School for Boys and Girls. Royal Tunbridge Wells offers a broad selection of boutique shopping, fine dining, and cultural attractions, including the historic Pantiles and Calverley Grounds. Mainline rail services from Tunbridge Wells Station provide regular trains to London (approx. 1 hour), while commuter coach services and a frequent local bus route run directly from Langton Green. The property is also well-positioned for access to the A21, leading to the M25, Gatwick Airport, and the Channel ports, all within easy reach.

TENURE: Freehold

COUNCIL TAX BAND: G

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

Planning Permission - PLANNING PERMISSION GRANTED - Application Ref: 22/01765/FULL

The property benefits from approved planning permission for a substantial single-storey rear extension, a first-floor extension, and a loft conversion incorporating hip-to-gable roof alterations and dormer windows, allowing future owners the opportunity to significantly increase the footprint and value of the property, subject

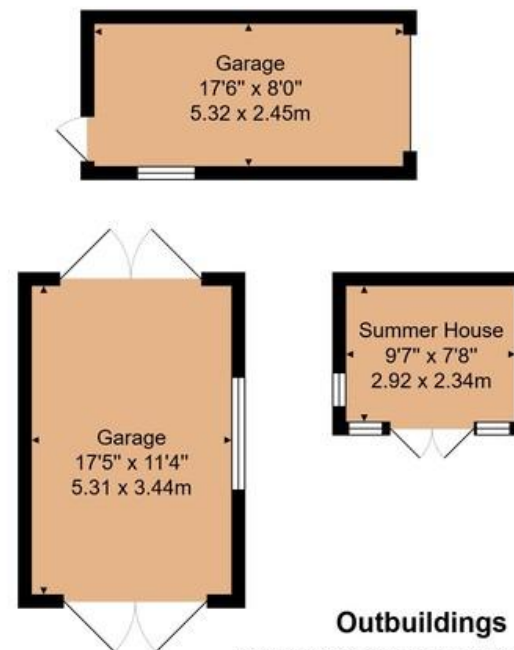




Ground Floor

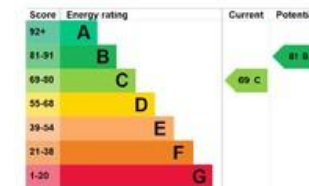


First Floor



Outbuildings

(Not Shown in Actual Location/Orientation)



House Approx Gross Internal Area 1700 sq. ft / 158.0 sq. m
Outbuildings Approx. Gross Internal Area 410 sq. ft / 38.1 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.

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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