



High View

Langton Green, Tunbridge Wells, Kent





High View and The Roundel behind

An impressive and beautifully presented country house with some of the best views in the South of England.

Royal Tunbridge Wells 1.8 miles (London Cannon Street and London Charing Cross 53 minutes), Tonbridge 5.7 miles, Sevenoaks 12.5 miles, Central London 39 miles
(All distances and times approximate).



Summary of accommodation

Entrance hall | Open plan kitchen/dining/sitting room | Dining room | Drawing room | Two studies | Snug/TV room | Boot room, including WC
Guest cloakroom | Galleried landing | Principal suite including two ensuite bathrooms, two dressing rooms and private terrace | 5 ensuite bedrooms
Further bedroom/ dressing room | Music room | Play room | One bedroom annexe/ staff flat | Wine cellar | Dog room | Further kitchen | Gym | Sauna
Gun room | Two further store rooms

Garden and Grounds

Private drive with ample of parking for multiple vehicles | Formal walled gardens | Vegetable garden | Pasture | Woodland
Planning permission for indoor swimming pool | Terrace | Outdoor kitchen | Carport for 4 cars | Garage for 6 cars | Dual gate entrance
Lake | Pond | Zip wire | Boat shed | Tennis court

The Roundel

Two ensuite bedrooms | Open plan kitchen/sitting/dining room | Utility room | Snug/TV room | Guest cloakroom | Studio | Garden

The Lodge

Four bedrooms | Two bathrooms | Open plan kitchen/dining room | Sitting room | Utility room | Study

In all about 49.66 acres

Total Area: 1,940 sq m (20,882 sq ft)

(As a whole or in 4 Lots)

(Lot 1 has a Guide Price of £12,000,000)

Situation

Times and distances are approximate



The house is on the edge of the attractive village of Langton Green which has various pubs and convenience shops. Royal Tunbridge Wells is within about two miles. The town offers boutique shops, outlets, leisure facilities and an excellent railway station.



Tunbridge Wells railway station links directly to London in 53 minutes.



The A21 provides access to the M25, airports, the Channel Tunnel, and the South Coast.



Several well-regarded schools are nearby including Tonbridge and Sevenoaks.



High View

Lot 1- Approx 24.9 acres

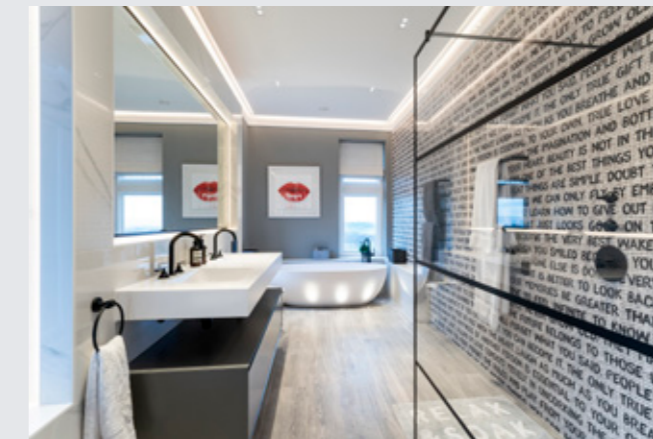
Lot 1- Guide Price of £12,000,000

Recently refurbished to an exceptionally high standard, this beautiful house in leafy Kent seamlessly blends old and new elements in perfect harmony. Original features such as stained glass windows above the main entrance have been retained, and services have been modernised with new electrics and heating all unfolding over more than 20,000 sq.ft. of total built space. Enjoying a superb, elevated setting with 45 acres of gardens and lightly wooded grounds, High View has some of the most breath-taking views in southern England. The property also includes two additional secondary properties ideal for guests or staff and affording it an unusual level of privacy.

In the main house, an elevated entrance porch opens into a striking hall with a galleried landing. The open plan kitchen has bi-folding doors, Gaggenau appliances, marble worktops, a large dining table, and a sitting area. Adjacent is a formal dining room and drawing room with access out to the entertaining terrace from where stunning views can be enjoyed. The ground floor also includes two studies, an additional sitting room, a utility room, boot room, and two guest cloakrooms.







Restored to an exceptional standard, High View offers an outstanding finish, sympathetic to its historical architecture yet embracing the requirements of modern day living. An elevated entrance porch opens onto a vast entrance hall, which is overlooked by a galleried landing on the first floor.

Either side of the kitchen is a formal dining room and a drawing room, both with uninterrupted views across the grounds. The main house benefits from two studies at either end of the ground floor, with an additional sitting room which is linked to the formal dining room. The utility room, boot room and two guest cloakrooms are also located on the ground floor.

The sweeping staircase leads to the galleried landing on the first floor, where there are four ensuite bedroom suites, including the impressive principal suite which consists of two bathrooms, two dressing rooms, and a roof terrace offering spectacular views of the grounds. Two guest suites are in the east wing of the property and include dressing areas and bathrooms with fitted spa baths and separate showers. One further bedroom suite is located to the west of the property on this floor.

A separate staircase further along the galleried landing, leads to the second floor with two self-contained apartments in each wing. Each comprise two-bedroom suites with ensuite bathrooms, kitchen areas, and utility rooms and share a music room and open plan entertaining space.

In the lower ground floor is a substantial wine cellar designed to host wine tasting events, along with a separate kitchen. There is a boot room with a dog shower and an enclosed outside dog run. There is also a gym and leisure facilities including a sauna. A gun room and two further storage rooms are also located on this floor.



Gardens and Grounds

The estate is accessed via dual electric gates, High View parking consists of four car ports, subtly carved into the hill. The integrated garage offers parking for a further six cars.

High View is situated at the top of a dramatic escarpment, with its beautiful gardens rolling down towards a lake and woodland. The property is surrounded by mature trees affording a high level of privacy. The formal walled gardens are lined with Yew hedging and are predominantly south facing. A zip wire on the terrace leading down to the lake provides entertaining for family and friends. The grounds have various walks offering fabulous views back to the house, along with tracks for vehicular access.





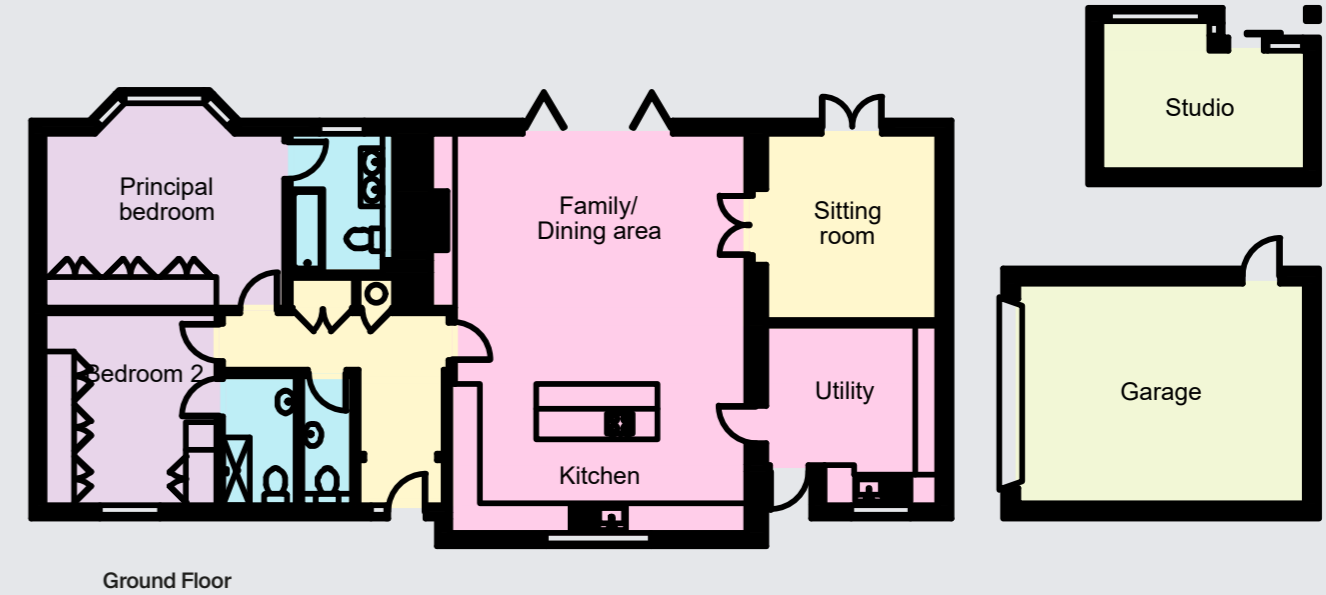
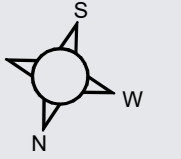
Approximate Gross Internal Floor Area

The Roundel: 136 sq m (1,469 sq ft)

Garage: 25 sq m (271 sq ft)

Studio: 11 sq m (119 sq ft)

Total: 172 sq m (1,859 sq ft)



The Roundel

Lot 2 (The Roundel) – Approx 0.41 acres

Has an open-plan kitchen, sitting, utility room and dining room, together with a snug and a guest cloakroom and two bedroom suites. Outside is a double garage, studio and a good sized garden.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

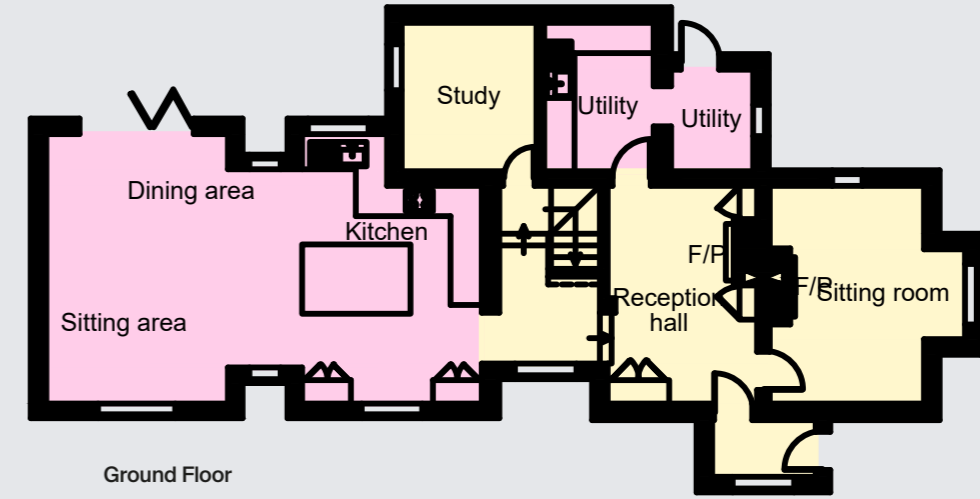
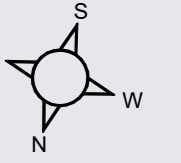


The Lodge

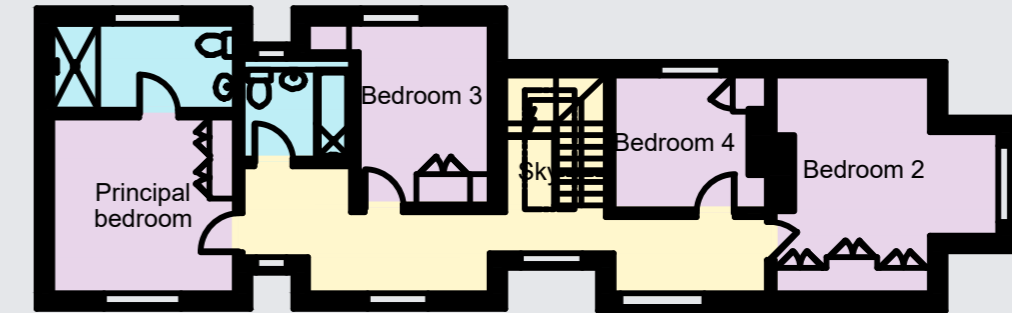
Lot 3 (The Lodge) - Approx 0.15 acres

guards the entrance to the property and is a substantial detached house in its own right and also presented in good decorative style. The cottage is also open plan, with a kitchen, dining area and spacious sitting room, utility room and a study. On the first floor are 4 bedrooms and two bathrooms.

Approximate Gross Internal Floor Area
Total: 178 sq m (1,920 sq ft)

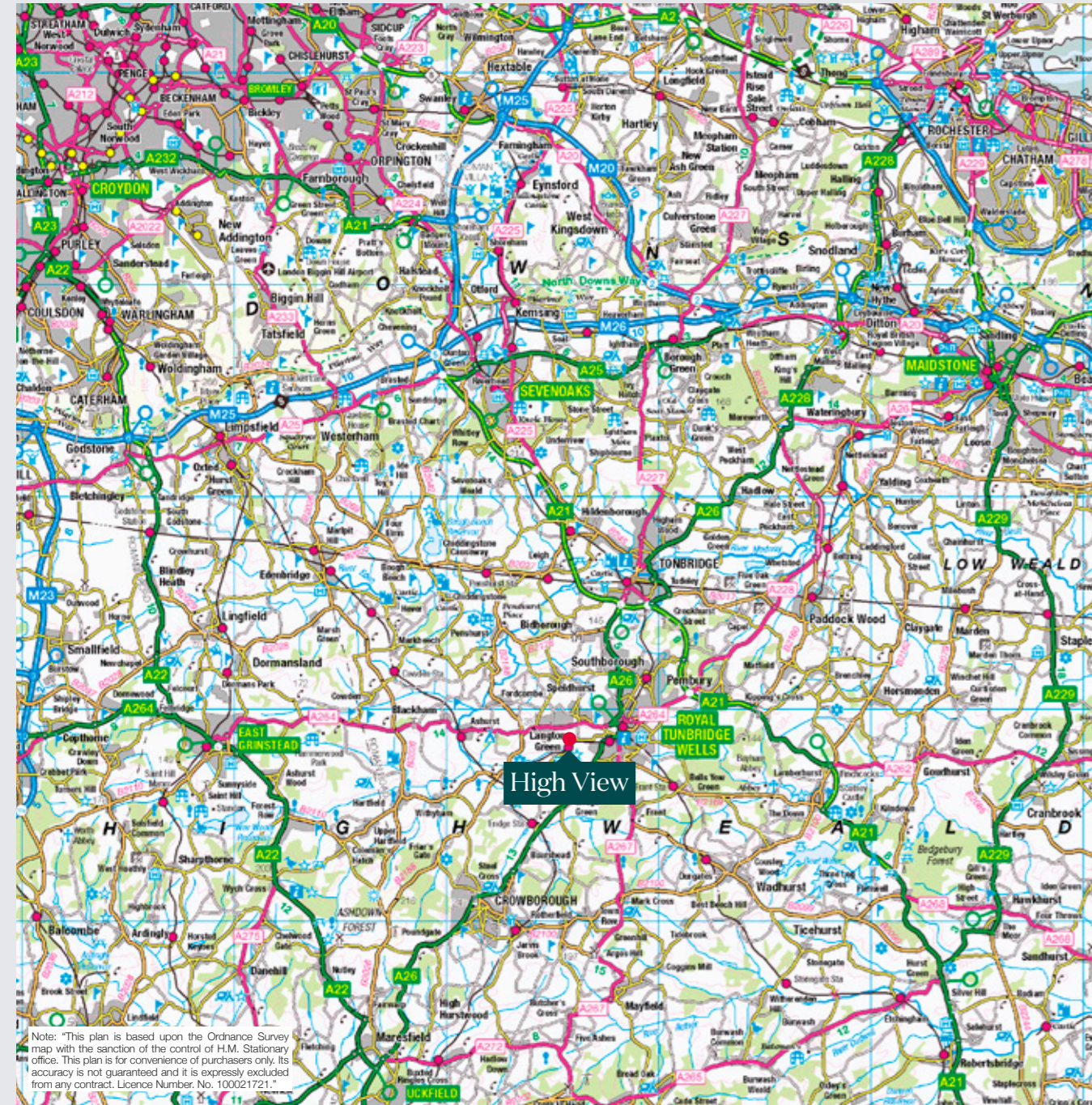


Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Lot 4

Lot 4 - Approx 24.61 Acres

An attractive block of pasture and woodland with access onto Langston Road.

Property Information

Easements and Wayleaves:

If the property is sold in lots, various rights maybe reserved.

Services:

Electricity - mains

Drainage - mains

Heating – mains gas; underfloor heating to the main house

Tenure:

Freehold.

Local Authority:

Tunbridge Wells Borough Council 01892 526121

Council Tax:

Band H

EPC:

Band D

Postcode:

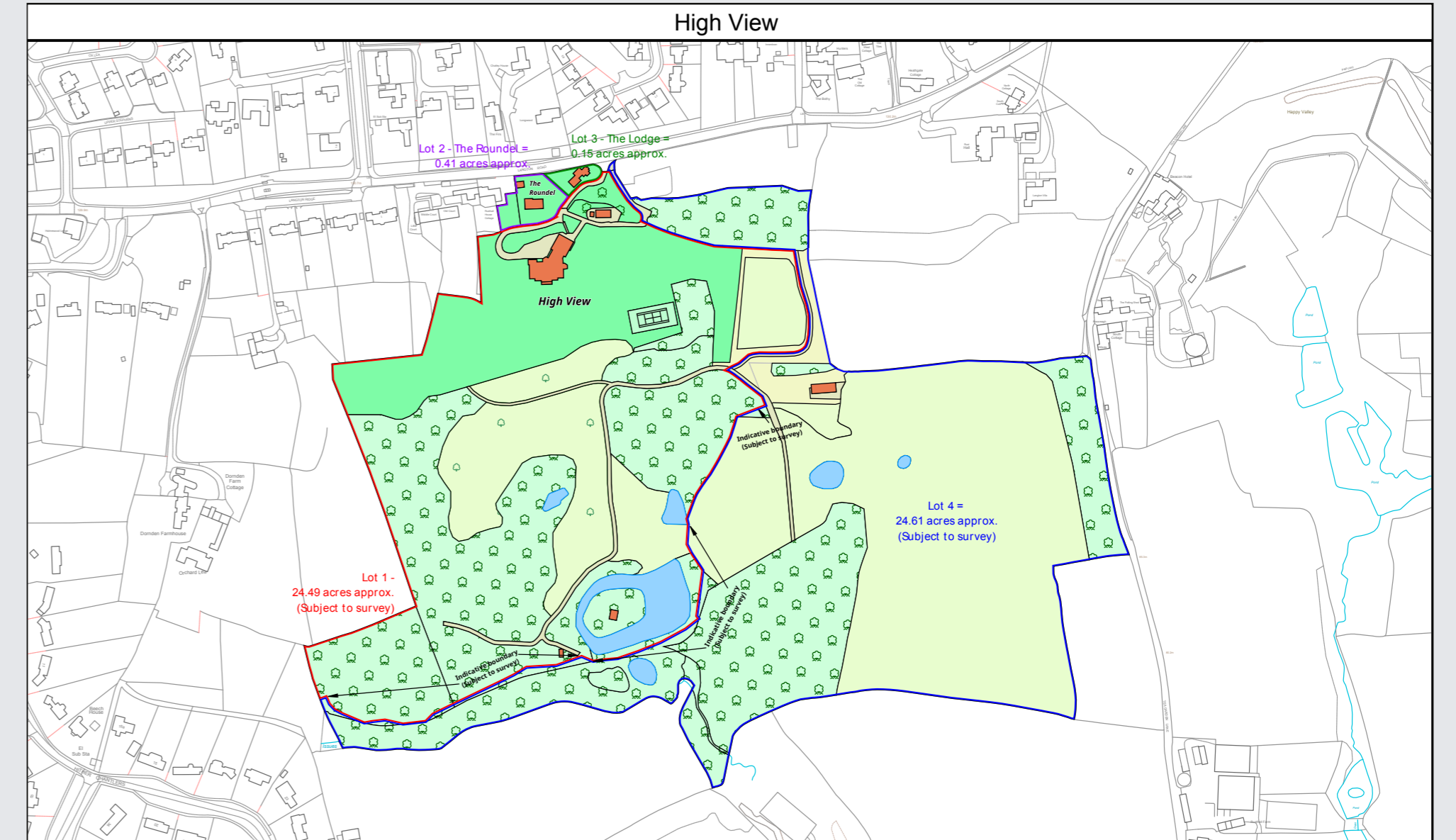
TN3 0BB

Viewings:

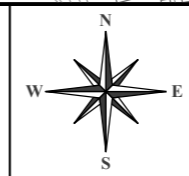
All viewings strictly by appointment only through the vendors' joint selling agents, Knight Frank LLP and Savills.

Lotting:

For sale as a whole or in Lots of 4, but lots 2-4 will not be sold before lot 1



LDS Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL



(e) planprep@lds-survey.co.uk



Date: 24:04:25
Drawn By: CW
Scale: 1:4000 @ A4
Plan Ref: 19180
Title: High View

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2025. Licence No. AC000818786

FLOOR PLAN

Approximate Gross Internal Floor Area

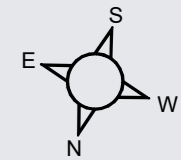
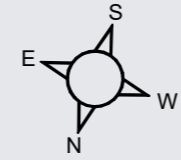
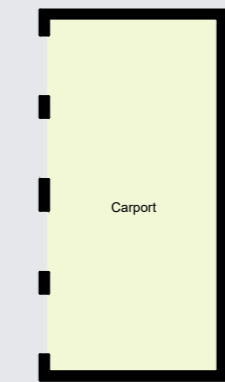
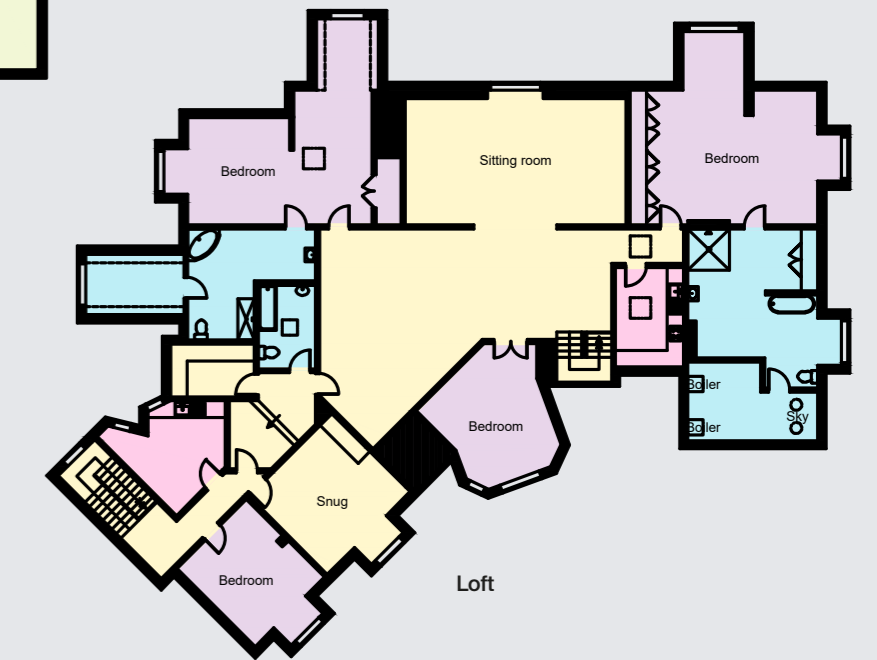
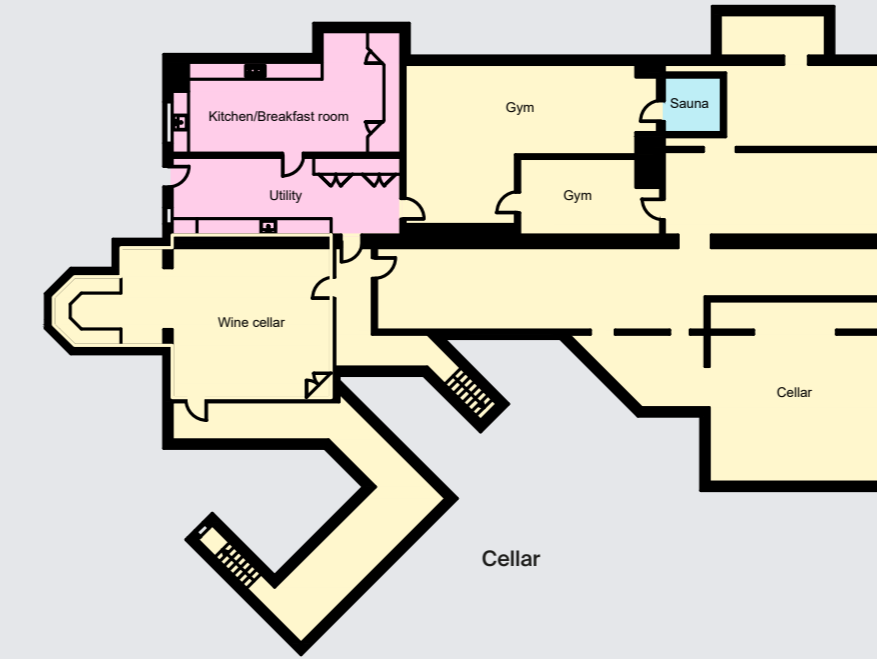
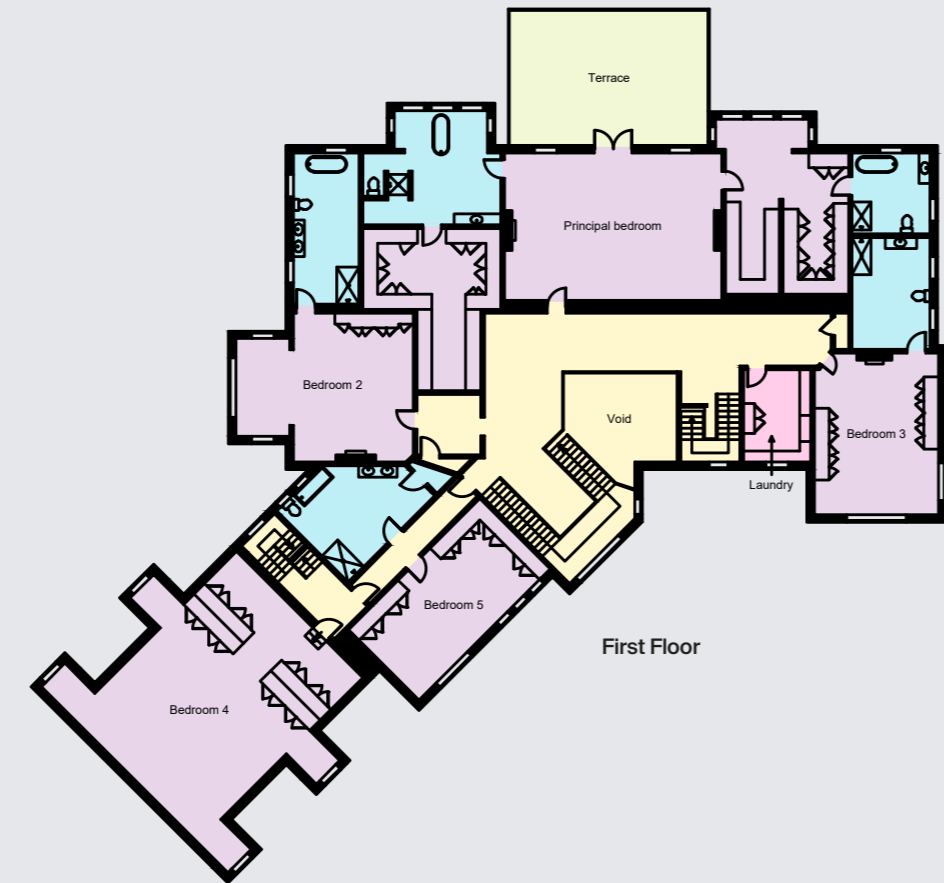
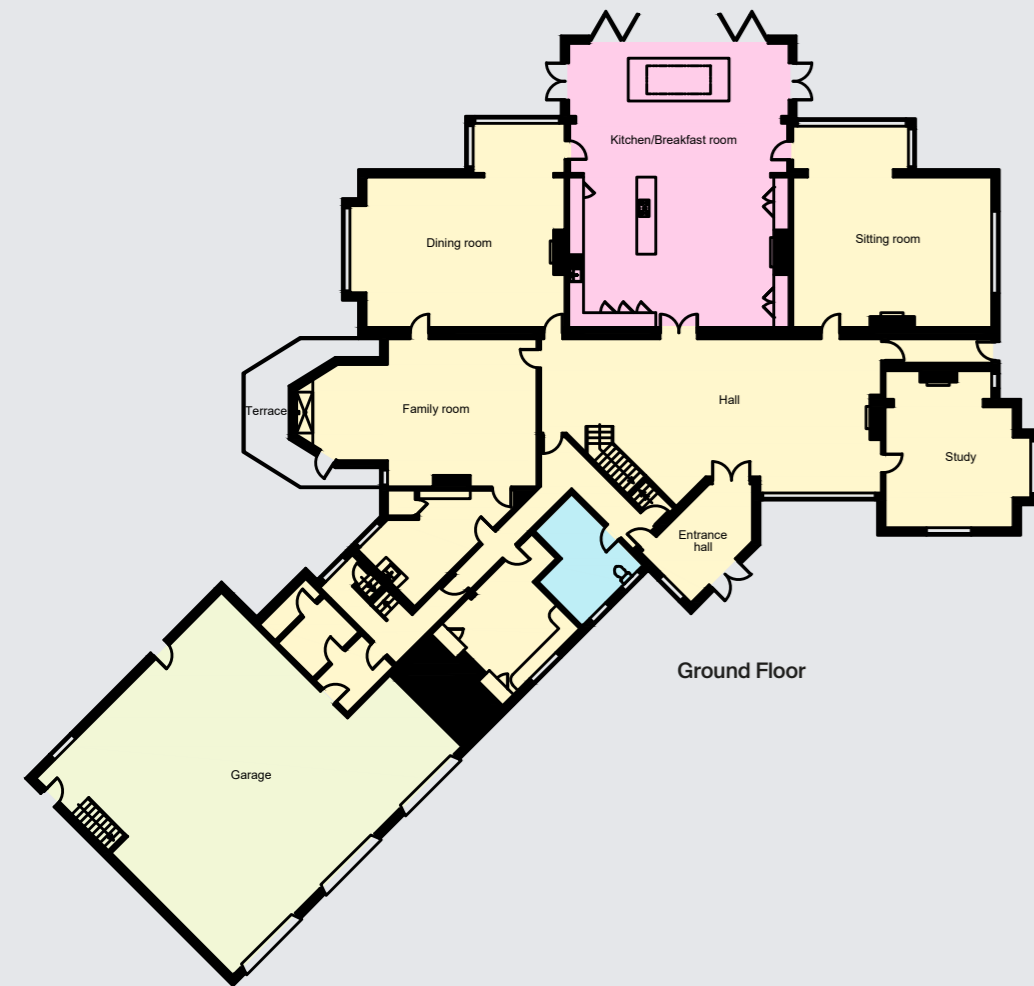
House: 1,733 sq m (18,652 sq ft)

Garage: 128 sq m (1,382 sq ft)

Carport: 79 sq m (848 sq ft)

Balcony: 44 sq m (468 sq ft)

Total: 1,940 sq m (20,882 sq ft)



FLOOR PLAN

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Tunbridge Wells
47 High Street
Tunbridge Wells
TN1 1XL

Ross Davies
01892 772947
ross.davies@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN

James Crawford
020 7861 1065
james.crawford@knightfrank.com

Tunbridge Wells
53 High St
Tunbridge Wells
TN1 1XU

Robert Jacobs
01892 507000
rjacobs@savills.com

Country Department
33 Margaret Street
London
W1G 0JD

Edward Wain-Heapy
0203 428 2919
edward.wainheapy@savills.com

Edward Rook
020 7861 5115
edward.rook@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated April 2025. Photographs and videos dated September 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.