



## Leggs Lane, Tunbridge Wells

Tucked away in the picturesque countryside of Langton Green, Tunbridge Wells, Cobblers Cottage is a charming two-bedroom home offering a rare blend of character and equestrian facilities. Offering four acres of private land, this idyllic property is perfect for horse enthusiasts or those seeking a tranquil rural retreat.

Guide price £650,000

# Leggs Lane

Langton Green, Tunbridge Wells, TN3



- Equestrian Property
- 4 Acres
- Period Property
- Stables
- Rural Location
- South Facing Garden
- Please note: Our client is not interested in splitting the land from the property

## The Outside

Cobblers Cottage offers an exceptional outdoor space for equestrian enthusiasts and countryside lovers alike. The property boasts well-maintained stables, secure paddocks, and ample grazing land, creating the perfect setup for keeping horses at home. A delightful south-facing garden provides a private sun-filled retreat, ideal for outdoor dining, relaxation, and enjoying the tranquil rural surroundings. Tucked away in a peaceful location, yet conveniently close to local amenities, this home offers the perfect balance of seclusion and accessibility.

## The Property

Inside, Cobblers Cottage exudes charm and character, blending period features with comfortable living spaces. The cosy living room features exposed beams, a working log burner, and plenty of natural light, creating a warm and inviting atmosphere. The well-equipped kitchen offers ample storage and workspace, finished in a charming country style. The bathroom includes both a separate bathtub and shower, perfect for unwinding after a long countryside ride or a day at the stables. Upstairs, two well-proportioned bedrooms are full of character, making this Victorian cottage the ideal blend of historic charm and modern convenience.

## The Area

Nestled in the sought-after village of Langton Green, Tunbridge Wells, Cobblers Cottage enjoys a picturesque and peaceful setting while remaining well-connected. This vibrant community offers local shops, cafés, and traditional pubs, with Tunbridge Wells town centre just a short drive away, providing boutique shopping, restaurants, and excellent transport links to London.

Families will appreciate the highly regarded local schools, including Langton Green Primary School and the renowned grammar and independent schools in Tunbridge Wells.

Surrounded by stunning countryside, Langton Green is perfect for those who enjoy scenic walks, outdoor pursuits, and equestrian activities, making it an idyllic retreat for those seeking rural tranquillity with modern convenience.

## Further Information

Tenure: Freehold

Council: Tunbridge Wells: Band C

Mains Water, Electricity, Gas. Septic Tank

Property Construction: Brick

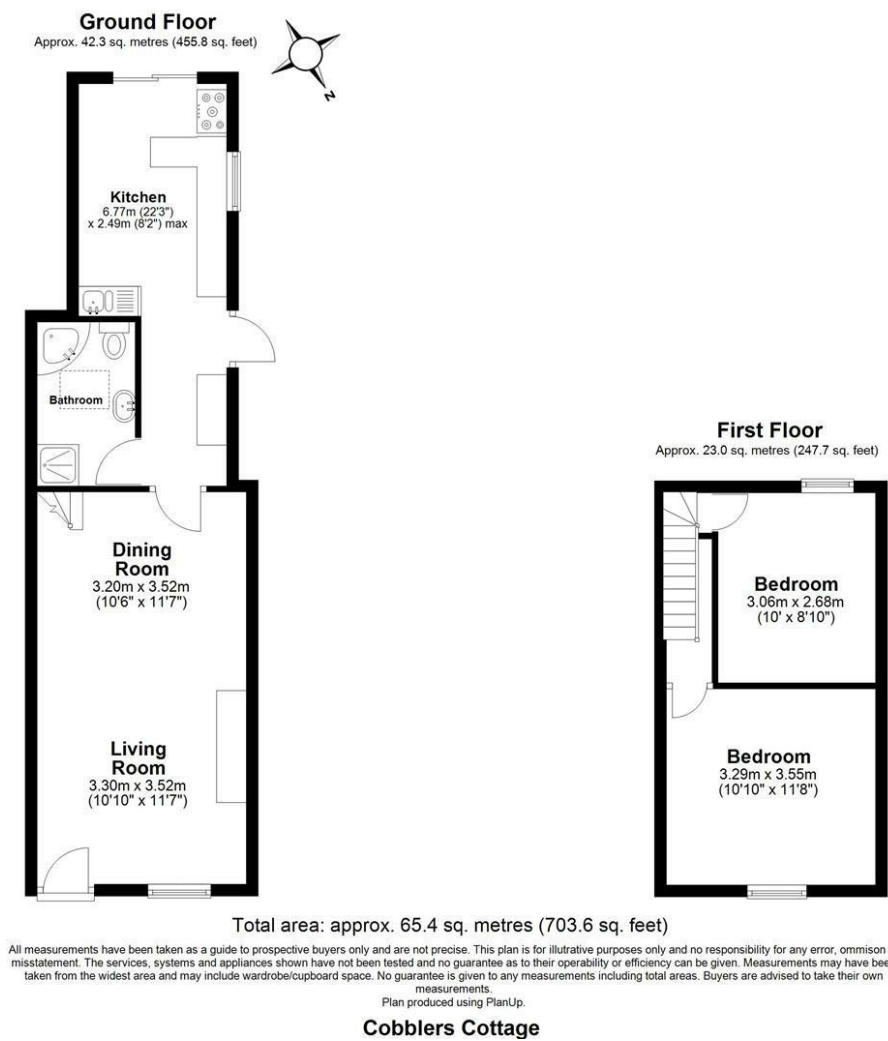
Sellers Position: Needs to secure an onwards purchase







Floor Plan



Cobblers Cottage

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