



35 Hither Chantlers

Gross Internal Area : 222.0 sq.m (2389 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 C
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



35 Hither Chantlers

Langton Green, Tunbridge Wells, TN3 0BL

SUMNER PRIDHAM

A beautifully presented character house benefitting from a glorious setting, 1.5 acre private south facing lawns and woodland, peaceful and secluded yet convenient for Holmewood House and 2.6 miles from Tunbridge Wells mainline station. Sun filled rooms stand elevated overlooking the garden and uninterrupted views.

Porch, Hall, Cloakroom, Sitting Room, Sunroom, Playroom, Kitchen/Reception Room, Utility Room, 5 Bedrooms, Ensuite Shower Room, 2 Bathrooms, Gas Fired Central Heating, Double Glazed Windows, Storeroom, circular Drive and Parking, 1.5 acre (TBV) Garden with Private Woodland.

Guide price **£1,550,000** Freehold





- matching island, twin stainless steel sinks with a multitap, 5-ring gas hob and Bosch twin ovens, tall matching separate fridge and freezers, comprehensive range of cupboards, cutlery and saucepan drawers, plus pantry cupboard and integrated dishwasher.
- ♦ The dining area is large enough for an 8-seat table plus a further soft seating area, Karndean wood effect flooring.
- ♦ Utility room recently installed with fitted worksurface and stainless steel sink, space and plumbing for washing machine and tumble dryer, matching wall mounted cabinets plus window to the garden and door to garage.
- ♦ Staircase to a large first floor landing with window to front and access to attic.
- ♦ Dual aspect main bedroom with beautiful views over the rear garden, ensuite shower room with large walk-in shower, low level WC, pedestal washbasin, towel radiator and window.
- ♦ Double bedroom 2 has excellent views over the rear garden.
- ♦ Family bathroom comprising panelled bath with shower attachment, glass screen, pedestal washbasin, towel radiator, window to the front and mirrored medicine cabinet.
- ♦ There are 3 further double bedrooms, 2 of which have outstanding views over the rear garden.
- ♦ Family Shower room with low level WC, pedestal washbasin with drawers beneath, fitted mirror, walk-in shower cubicle and towel radiator.

Outside

- ♦ One of the unique features of this property is its quiet setting and beautiful 1.5 acre grounds comprising sweeping lawns and woodland.
- ♦ **Front:** Large front garden with mature hedge, circular gravelled driveway with centre lawn plus multiple driveway parking.
- ♦ To the right of the house a pair of double gates giving access to further gravelled drive ideal for those wishing secure parking (boat etc)
- ♦ **Rear Garden:** Accessed from kitchen bifold doors to a large Indian Stone terrace that stands elevated to the garden with uninterrupted views, beyond are sweeping lawn leading to a private woodland, excellent opportunity for children to let off steam!

Location

- ♦ The property is located in the quietest part of Hither Chantlers away from school traffic.
- ♦ Langton Green is close by with a number of local shops, well regarded Primary School and the Hare public house overlooking the village green.
- ♦ Tunbridge Wells is just over 2.5 miles distant with a wide range of Secondary schools including Grammars.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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Property Description

- ♦ A beautifully light and well-presented family house recently renovated and extended.
- ♦ Lifestyle property with plenty of roaming space and safe playing areas, pets included!
- ♦ Away from busy roads yet convenient to Holmewood House, Langton Green and Tunbridge Wells.
- ♦ Large windows and bifold doors taking advantage of south facing aspect and elevated views over the grounds.
- ♦ Impressive circular drive and generous off-road parking.
- ♦ Bifold door access to a large Indian Sandstone entertaining terrace.
- ♦ Large dual aspect integrated kitchen with island unit and ample space for both soft seating and large table.
- ♦ Generous hall with coat hanging recess area and separate cloaks cupboard, staircase to first floor.
- ♦ Karndean wood effect flooring.
- ♦ Beautifully light sitting room enjoying a quadruple aspect, cast iron wood burning stove on a marble plinth, sliding doors to a sunroom with french doors leading to out to the garden.
- ♦ Playroom bathed in sunlight from a large picture window with views over the garden.
- ♦ Cloakroom with low level WC, pedestal washbasin, window, Karndean wood effect flooring.
- ♦ Fabulous dual aspect kitchen/reception room, stone effect Karndean flooring, windows to front and full width bifold doors giving access to a large entertaining patio and uninterrupted views beyond.
- ♦ The attractive and well-designed kitchen has extensive worktops with

