



**PRIME**  
BY KINGS ESTATES



## 9 Ironstones

Langton Green, Tunbridge Wells, TN3 0YD

An impressive four bedroom detached family home in a quiet cul de sac on the Langton Green and Rusthall borders. Beautifully proportioned and filled with natural light, it offers flexible living space, a generous garden and excellent schooling close by, all within easy reach of Tunbridge Wells.

Tenure: Freehold

Council Tax Band: G

Gas Boiler: Installed 03/02/2023

Energy Efficiency Rating: D

- Impressive 1747 Sq Ft (Excluding Garage) Detached Family Home
- Sought After, Quiet Residential Cul De Sac Setting
- Four Well Proportioned Bedrooms
- Principal Bedroom With En Suite Bathroom
- Spacious Sitting Room And Dining Family Room
- Modern Kitchen Breakfast Room And Utility
- Generous Conservatory Overlooking The Garden
- Study Ideal For Home Working
- Double Garage, Generous Driveway Parking, EV Charge Point
- Wide East Facing Garden On A 0.16 Acre Total Plot





## THE PROPERTY

Approximate Gross Internal Area: 1747 Sq Ft / 162.4 Sq M (Excluding Garage)

Offering an impressive 1,747 sq ft of internal accommodation, this handsome detached family home enjoys a highly regarded residential setting between Langton Green and Tunbridge Wells, ideally placed for excellent amenities and exceptional schooling.

Built in the 1980s and later enhanced with the addition of a generous conservatory, the property has been thoughtfully maintained and decorated in soft neutral tones, creating a calm and welcoming atmosphere throughout. Timber panelling, rendered features and part tile hung elevations lend character to the exterior, while inside the proportions feel generous and well balanced.

The inviting reception hall sets the tone, offering space and light from the outset. To the front sits a dedicated study, ideal for home working. The spacious sitting room forms the heart of the home and flows seamlessly into the conservatory, which runs along the rear of the house and enjoys lovely views over the garden. This connection creates a wonderful sense of openness and provides an additional reception space perfectly suited to relaxing or entertaining.

The dining / family room offers further versatility for modern living, whether for formal gatherings or everyday family life. The modern kitchen breakfast room is well appointed and practical in design, flowing through to a separate utility room which provides excellent additional storage and laundry space. A cloakroom completes the ground floor accommodation.

Upstairs, the principal bedroom benefits from an en suite shower room, accompanied by three further well-proportioned bedrooms and a family bathroom with bath and separate shower enclosure, making this an ideal home for growing families. A spacious, partially boarded loft with ladder access adds versatile storage space.

Outside, the property offers generous off-road parking, an EV charge point, a double garage, and an attractive open-plan front garden. To the rear, a wide east-facing garden provides a delightful setting for outdoor dining, play, and relaxation, and includes a summer house and a sizeable shed. The total plot extends to approximately 0.16 of an acre, offering a rare combination of space and privacy.

## THE LOCATION

Ironstones is nestled between the popular villages of Langton Green and Rusthall, combining a peaceful residential setting with superb access to local amenities and excellent schooling.

Rusthall village is within roughly 0.5 miles, with its vibrant High Street offering independent shops, cafés, a supermarket, local services and community facilities. Within about 0.26 miles lies Rusthall St Paul's CofE Primary School, providing a convenient choice for families on foot. Further schooling options include Langton Green Primary and Holmewood House School, both within easy reach.

Royal Tunbridge Wells town centre is approximately 2.5 miles away, offering an extensive range of retail and leisure options including Royal Victoria Place, boutique shops, cafés, restaurants and cultural attractions. The mainline station in Tunbridge Wells provides frequent services to London and the south-east, with journeys to London Charing Cross or London Cannon Street in around 50 to 60 minutes.

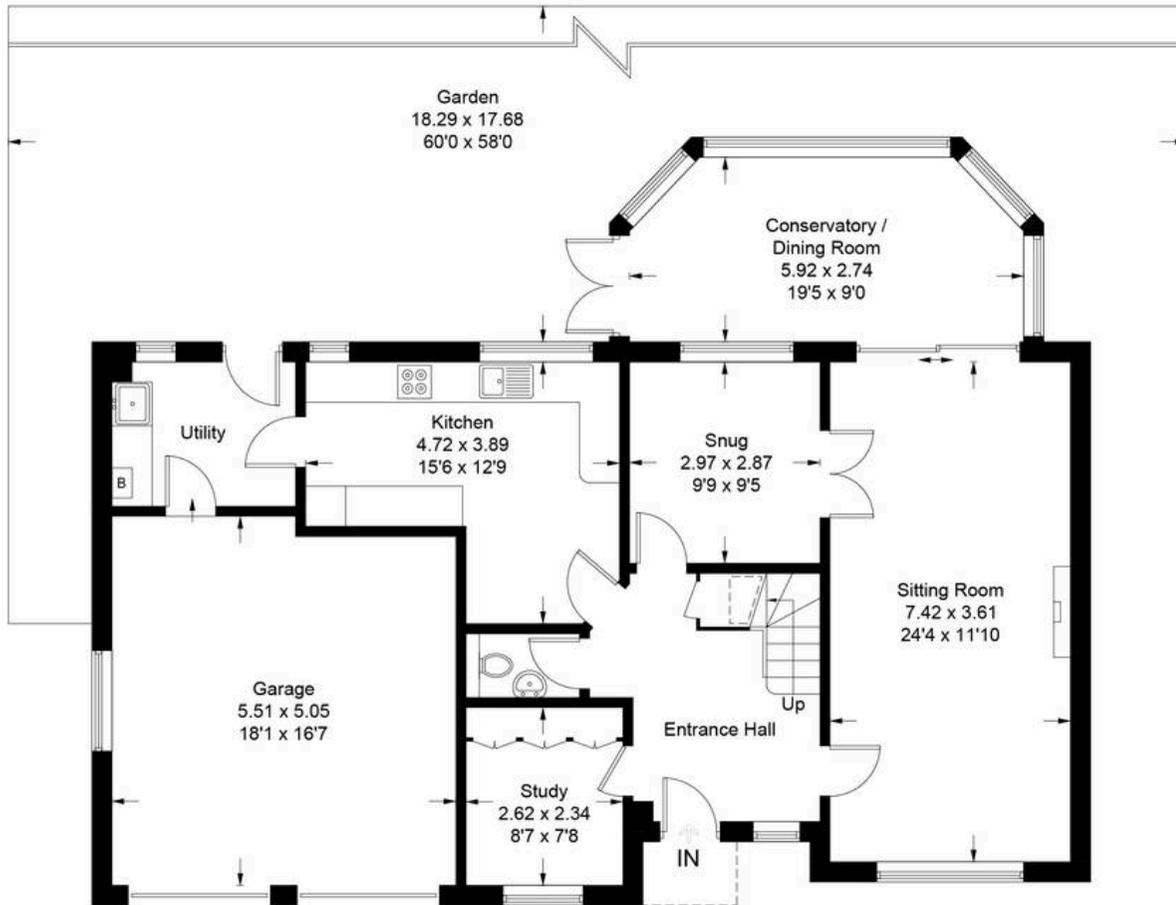
For everyday convenience, local bus routes serve Rusthall, Langton Green and Tunbridge Wells, bringing wider transport links and connections close to hand. Recreational facilities are plentiful, with nearby sports clubs for cricket, rugby and golf, delightful countryside walks and cycle routes, and green spaces such as Dunorlan Park just a short distance away.



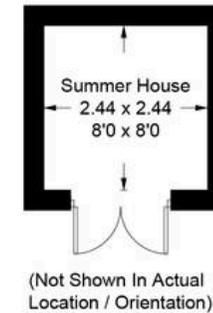
Approximate Gross Internal Area = 190.2 sq m / 2047 sq ft  
 (Including Garage/ Excluding Void)  
 Summer House = 6.2 sq m / 67 sq ft  
 Total = 196.4 sq m / 2114 sq ft



 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1277070)

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# Kings Estates

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