



THE PINES

Monteith Close, Langton Green



AN OUTSTANDING DETACHED FAMILY HOME

On the market for the first time in over 30 years and situated on a no-through road in the sought-after village of Langton Green, with a wonderful garden, double garage and private driveway.

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Local Authority: Tunbridge Wells Borough Council
Council Tax Band: G
Tenure: Freehold

Services: Mains water, electricity and drainage. Gas-fired central heating.

Postcode: TN3 0AD what3words.com/bench.pelt.tightrope



SITUATION

The property is located on a no-through road approximately two miles to the West of Tunbridge Wells station, within easy reach of both Langton Green and Rusthall, with local shops, pubs and village greens.

As well as the mainline station for London, Tunbridge Wells offers comprehensive shopping facilities in Royal Victoria Place and a wide variety of individual shops, cafes and restaurants on the famous Pantiles and historic High Street.

Monteith Close is located exceptionally well for Langton Green Primary School and Holmewood House Preparatory. A number of grammar schools are available in Tunbridge Wells for both boys and girls, with private options for older children including Tonbridge, Sevenoaks and Mayfield.







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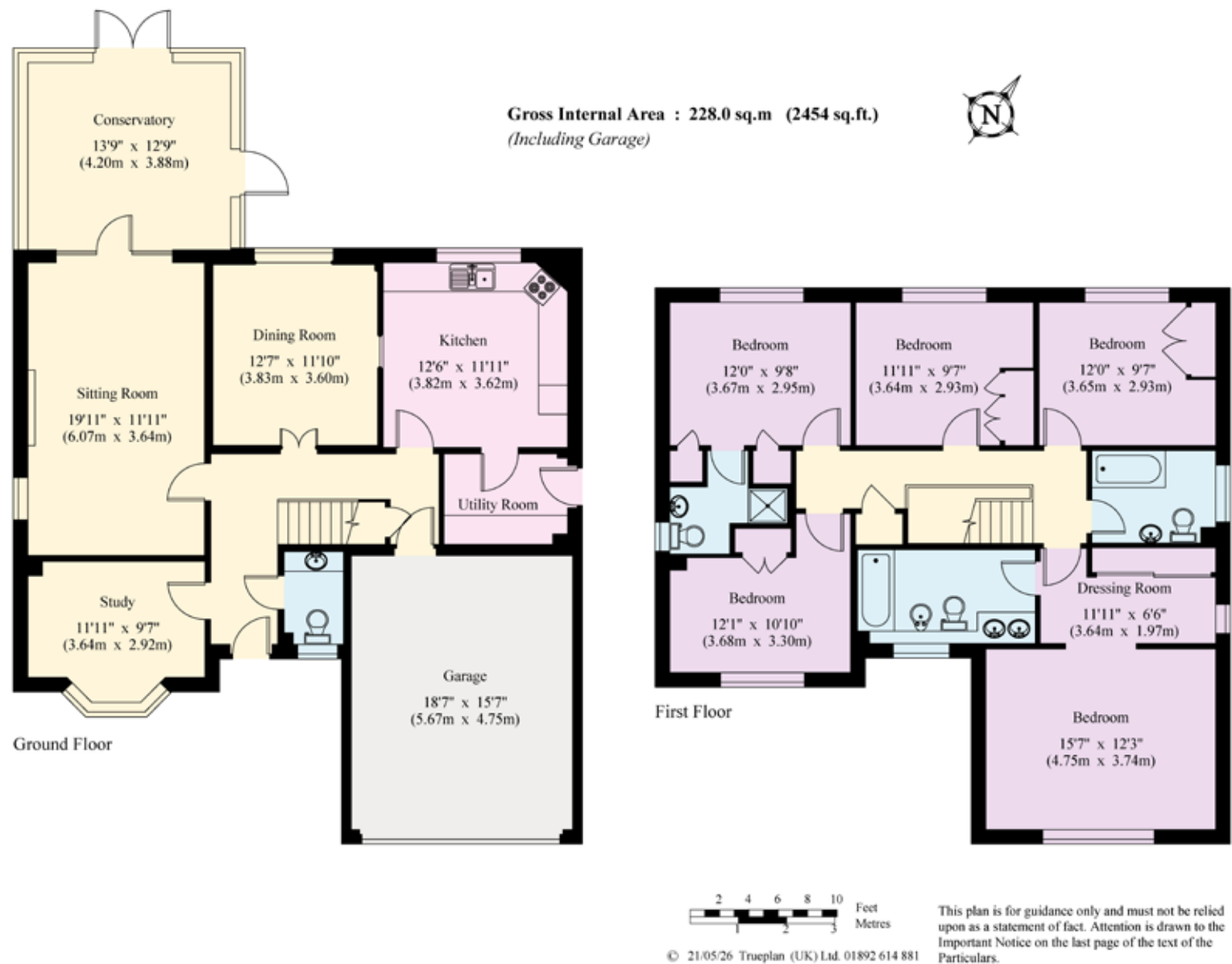
There are four reception rooms on the ground floor, currently configured as a study, dining room and generous sitting room leading through to a conservatory with access out to the garden. The kitchen is situated at the rear with a wonderful outlook over the garden and a useful, separate utility room with side access. The ground floor is completed by a downstairs cloakroom and access into the integral garage from the hallway.

The principal suite is located at the front of the house on the first floor with a walk-through dressing room and very good-sized en suite bathroom. There are four further bedrooms on this level (one en suite) and a family bathroom.

The house is set back from the no-through road with ample parking on a private driveway leading to an integral double garage.

The rear garden is a true highlight, having been lovingly cared for by the current owners, with a patio adjacent to the house leading to an expanse of lawn and established, well-stocked borders.





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 any decisions reliant upon them. (ID767266)



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