

Courtenwell

Langton Green



A substantial detached family house in a sought-after village location.

Tunbridge Wells Station 3.2 miles (London Bridge from 42 minutes), Pantiles 2.8 miles, High Street 3 miles.
(All times and distances are approximate)



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Summary of accommodation

Main House

Ground Floor: Entrance hall | Sitting room | Dining room | Study | Kitchen/breakfast room | Utility room | Cloakroom

First Floor: Principal bedroom with en suite shower room | Three further bedrooms | Family bathroom



Situation

(Distances and times are approximate)



Langton Green is a popular village situated less than three miles to the west of Tunbridge Wells. The property is ideally positioned on the edge of the village which boasts a thriving community spirit and the convenience of local shops serving day-to-day amenities. The spa town of Tunbridge Wells offers an upmarket range of shopping facilities with many major national stores in Royal Victoria Place and numerous boutiques, jewellers and art galleries in the historic High Street and famous Pantiles.



Schooling in the area is some of the best in Kent, with nearby Langton Green Primary School and well-reputed grammar schools in Tunbridge Wells for both boys and girls, as well as Bennett Memorial. Private options in the area include Holmewood House, Somerhill, Rose Hill, Tonbridge and Sevenoaks.



The Property

A spacious entrance hall leads to all of the principal reception space. On the right, a very good-sized sitting room with a double aspect and featuring a fireplace and doors leading directly out to the garden. Leading from the sitting room is a separate dining room, also with a wonderful outlook over the garden. The kitchen/breakfast room comprises a range of wall and base units, with plenty of space for a table, and a utility room offering side access. Also to note on this level is a downstairs cloakroom and study.

The principal bedroom is situated on the first floor with a well-appointed en suite shower room. There are three further bedrooms on this level, served by a family bathroom.



Gardens & Grounds

The house is approached via a private driveway leading to a detached double garage, providing ample off-street parking. There is a substantial and attractive front garden offering level lawn with established trees and hedged borders. The rear garden faces south and has been lovingly and meticulously cared for by the current owners, incorporating areas of lawn with well-placed seating and mature planting.

Property Information

Tenure: Freehold

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

Local Authority: Tunbridge Wells Borough Council

Council Tax: Band G

EPC: C

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Viewings (TN3 0JQ): Heading west away from Tunbridge Wells on the A264 (Langton Road) into Langton Green, turn right at The Hare public house onto Speldhurst Road. Continue for approximately 0.3 of a mile and turn right into Courtenwell where No.5 will be found.

Approximate Gross Internal Floor Area

House - 141.2 sq.m / 1519 sq.ft

Garage - 25.8 sq.m / 277 sq.ft

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.



Knight Frank
47 High Street
Tunbridge Wells
TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more

Ross Davies
01892 772947
ross.davies@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.

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Particulars dated May 2025. Photographs and videos dated April 2025.

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