

The Old School House, Langton Road, Langton Green, Tunbridge Wells





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Unique beautiful 4/5-bedroom school house conversion in sought after village location

Accommodation Summary

- Detached converted Victorian school house with later additions
- 4/5 bedrooms, 1 en-suite shower room, 1 en-suite cloakroom/dressing room
 - Reception hall with separate boot room
 - Kitchen/breakfast room with separate utility room
 - Drawing room
 - Dining room
 - Sitting room/home office and snug
 - Mezzanine family room/bedroom 5
- Bathroom, en-suite shower room, ground floor and first floor cloakrooms
- Garden and driveway with parking for multiple cars



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Situated in a semi-rural village in an area of outstanding natural beauty, this fantastic home benefits from leafy woodland to the side, a picturesque village green nearby and the popular public house a short walk away. The village's highly regraded primary school, recreation ground and village hall are also within easy reach.

You have the best of both worlds, as it is also a short distance from local shops, sought after schools and excellent transport links into London.

With an intriguing history as the former school house, this home has been sympathetically converted and extended by the current owners to create a spacious family home, which has retained much of its original charm.

Set back from the road by high hedging and a low wall, iron gates open onto a gravelled driveway, with parking for multiple cars. The home's striking exterior of stone walls, pitched roofs and handsome windows give a nod to its architectural heritage.

The main entrance, accessed through a useful boot room, leads into a grand reception hallway with a beamed vaulted ceiling and a galleried landing above. However, the family usually use the left-hand side entrance, which opens into a hallway, with a truly unique built in fish tank giving glimpses of the dining room behind, that leads into the utility room and kitchen beyond.

The kitchen/breakfast room in the extension is flooded with light from its large roof lantern, rear windows and French doors that open into the garden. It is beautifully finished and fully equipped as you would expect from a house of this quality with bespoke cabinetry separating and housing Neff appliances. Light bounces off the gleaming countertops which compliment the contrasting paintwork of the Shaker style cabinetry and a large island with a round oak wooden chopping board on top of a curved cupboard, provides a breakfast bar overhang for up to six bar stools. The hand-crafted bespoke cabinets deliver on every level with pan drawers, larder cupboards, and a hidden coffee pantry.

Next door a charming sitting room, currently set up as a home office, with French doors opening into the garden is a very versatile space, given its proximity to the kitchen.

Beyond, also with access into the garden and a useful guest cloakroom, is the snug. It is a perfect space for an informal tv room for teenagers or a playroom for younger children.

In the middle of the house is the elegant drawing room with its double aspect windows creating lots of natural light. It is a very generous space with plenty of room for family living and entertaining. A fireplace with a stone mantelpiece and warm wooden flooring add character and charm to the room.

At the front is the dining room brightened by its large front windows and enjoying the playful views of the fitted fish tank. A spiral staircase adds interest and leads up to a mezzanine first floor space that works wonderfully as a family room but could easily double as a fifth bedroom, depending on your needs.

The first floor, also accessed from the formal reception hallway to a wide galleried landing, has four double bedrooms, two with double aspect light and all with leafy views.

The principal bedroom benefits from an en-suite shower room and bedroom two has an en-suite with cloakroom facilities and a dressing area with fitted storage.

The stylish bathroom completes the floor with a freestanding roll top bath and a separate walk in shower enclosure. Its rear aspect window reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

Outside, the pretty garden is private with paved terracing beside the house, perfect for summer dining, an area of lawn, trees, and stocked flower beds. It is fully enclosed by mature hedging and fencing making it a safe sanctuary for children and pets and a brick storage shed set into the rear of the house provides storage. There is gated driveway access to the side too.

This unique property skilfully combines historic charm with contemporary family friendly living in an idyllic semi-rural setting. A must see!





Ground Floor:

Boot Room: side aspect window.

Reception Hallway: side aspect windows, vaulted ceiling with exposed wooden beams, stairs rising to first floor, galleried landing above, fitted under stair cupboards, radiators in decorative covers.

Drawing Room: front aspect windows, side aspect internal window, fireplace with stone mantelpiece, tiled hearth, wooden flooring, radiators in decorative covers.

Dining Room: front aspect window, fitted fish tank in internal side wall, spiral staircase rising to the first floor mezzanine family space, wooden flooring, radiators in decorative covers.

Informal Entrance Hallway: side aspect windows and Velux windows.

Utility Room: side aspect windows, fitted storage, space and plumbing for appliances, sink with mixer tap and drainer, tiled splashback.

Kitchen/Breakfast Room: glazed roof lantern, rear and side aspect windows, side aspect French doors, bespoke Woodworks eye and base level Shaker style cabinets, open shelves, pan drawers, larder cupboard, island with round oak wooden chopping board top on curved cupboard, storage cupboards, electrical points, breakfast bar overhang with space for 6 bar stools, sink with mixer tap, corian countertops, space for American style fridge/freezer, integrated Neff oven, integrated Neff combination steam oven, integrated Neff combination microwave/ovens, gas hob, extractor, integrated dishwasher, tiled splashback, wooden flooring.

Sitting Room/Home Office: rear aspect window, rear aspect French doors, wooden flooring, radiator in decorative cover.

Snug: rear aspect French doors, wooden flooring, radiators in decorative covers.

Principal Bedroom: rear aspect window, side aspect Velux window, radiator.

En-suite: shower enclosure, wash hand basin, WC and heated towel radiators.

Family Bathroom: rear aspect Velux window, shower enclosure with rainwater shower head and handheld shower attachment, freestanding roll top claw feet bath with mixer tap and handheld shower attachment, pedestal wash hand basin, WC, inset wall shelves, part tiled walls and flooring.

Bedroom 2: rear aspect window, side aspect Velux window, radiator.

En-suite Cloakroom/Dressing Room: WC, wash hand basin, fitted storage cupboards and heated towel radiators.

Bedroom 3: front aspect window, free standing wardrobe, radiator.

Bedroom 4: front aspect window, radiator.

Mezzanine Family Room/Bedroom 5: vaulted ceiling with exposed wooden beams, wooden effect flooring, radiator.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,842.87)

EPC: C (70)



Approximate Area = 340.6 sq m / 3666 sq ft
 (Including Mezzanine / Excluding Voids / Shed)
 Including Limited Use Area (9.0 sq m / 97 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



AREA INFORMATION: Langton Green, Tunbridge Wells

The property is set in a charming semi-rural village, approximately 2.7 miles to the west of Tunbridge Wells town centre.

The village itself has its own local convenience stores, popular primary school, pub, and a cricket green. It also benefits from open countryside and sprawling woodland on its doorstep.

Tunbridge Wells, steeped in royal history and architectural heritage, provides a wealth of modern-day shopping, entertaining and recreation facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside, it is a highly sought-after area for property owners.

Tunbridge Wells' historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need can also be met by the comprehensive range of department stores and national chains at the Royal Victoria Place Shopping Centre.

Excellent local primary schools such as Langton Green Primary, Rusthall St Paul's Primary, Holmewood House and Claremont School sit alongside the highly regarded and sought-after girls' and boys' grammar schools. With a number of exceptional state secondary schools in the borough and the nearby Tonbridge and Sevenoaks Schools, parents are definitely spoilt for choice.

Recreational amenities include Dunorlan and Grosvenor Parks, Calverley Grounds and the Assembly Hall and Trinity theatres. Nevill Golf Club, St Johns Sports Centre, and local rock climbing offer an abundance of sporting facilities.

Tunbridge Wells mainline station, which is approximately 1.5 miles away, has a fast and frequent train service into central London. A commuter's dream, as even in off-peak, there are up to four trains an hour to London Charing Cross in a 50 minute journey times or less.

Road links to the M25, Gatwick and Heathrow Airports are accessible via the A21 which lies just north of Tunbridge Wells.

