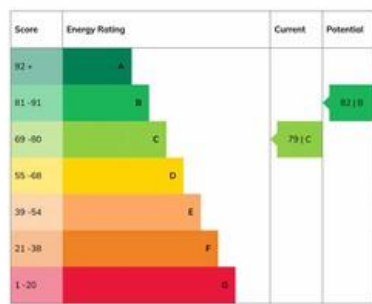




**7 Hither Chantlers**  
 House - Gross Internal Area : 350.7 sq.m (3774 sq.ft.)  
 Garage - Gross Internal Area : 27.1 sq.m (291 sq.ft.)



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## 7 Hither Chantlers

Langton Green, Tunbridge Wells, TN3 0BJ



A substantial (3774sq.ft) character house remodelled to create a spacious open plan layout on the ground floor with bifold doors to a large private garden plus 6 bedrooms accommodation over 3 floors. Notable features include stunning Neptune Kitchen and 4 Neptune Bathrooms. All in a sought-after location ideal for schools and within walking distance to Holmewood House.

Reception Hall, Sitting Room, Living Room, Snug, Kitchen/ Dining Room, Laundry Room, Boot Room, Cloakroom, Garage, Principal Bedroom with Ensuite Dressing Room and Bathroom, 5 further Double Bedrooms, 3 Bathrooms, Double Glazed Windows, Gas Fired Central Heating, Front and Rear Gardens.

**£1,650,000 Freehold**



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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.

7 Hither Chantlers, Langton Green, Tunbridge Wells, TN3 0BJ



- ◆ Appliances include Smeg Range Cooker, separate Neff oven and dishwasher, Siemens tall fridge.
- ◆ Separate laundry room with extensive worksurfaces, ceramic sink space and plumbing for white goods and Neptune cabinets.
- ◆ Adjacent boot room provides access to front and rear gardens and includes boiler and linen cupboards plus separate cloakroom.
- ◆ Attached garage has previously been used as games room with finished flooring and has pull down ladder to boarded attic space with skylight.
- ◆ Staircase in the reception hall spans 3 floors and includes a galleried landing.
- ◆ Stunning vaulted principal bedroom suite enjoying dual aspect with views over the rear garden.
- ◆ Ensuite dressing room and Neptune fitted bath/shower room.
- ◆ Three further double bedrooms on the first floor one with ensuite and also the family bathroom both of which are Neptune fitted.
- ◆ The two second floor bedrooms are both double in size and benefit from a generous head height and feature attractive dormer windows, one with ensuite Neptune bathroom.

#### Outside

- ◆ Another feature of the property is its beautiful setting with a large lawned garden to the front and a long drive approach.
- ◆ Rear garden has easy access from the house via Bifold and French doors to an attractive entertaining patio which extends to the side and where views of the garden can be enjoyed with its sweeping lawn and superb ancient oak tree.

#### Practicalities

- ◆ The property has undergone significant refurbishment in recent years which includes new central heating system with underfloor heating and cast iron radiators to the first and second floors. Rewired throughout to include ethernet connections.
- ◆ Double glazed windows with fitted shutters.

#### Location

- ◆ Highly sought after residential location close to Holmewood House School and accessible to Tunbridge Wells with Grammar Schools and central station with regular services to London and the coast.

#### Viewing

Strictly by appointment only through sole agents Sumner Pridham  
01892 516615 [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk)

### Property Description

- ◆ A substantial 3774 sq.ft family house of character set in sought after Hither Chantlers.
- ◆ Thoughtfully remodelled and extended to cater for modern day living.
- ◆ Well-appointed accommodation includes heated Oak and tiled floors, stunning Neptune Kitchen plus separate Laundry Room.
- ◆ Open plan layout includes full width vaulted living room connecting reception areas with kitchen and includes bifold and French doors out to the garden.
- ◆ 6 Double Bedroom family accommodation over 3 floors including Neptune bathrooms.
- ◆ Large private garden includes ancient Oak tree and sweeping lawns.
- ◆ Long drive approach provides ample parking and turning space.
- ◆ Substantial bespoke hardwood front door leads into a large galleried reception hall.
- ◆ Triple aspect sitting room with shuttered bay to the front and open fireplace with log burner.
- ◆ Vaulted living room connects sitting room and snug to the kitchen dining room and includes two sets of French doors and bifold doors providing easy access to a large entertaining terrace and garden.
- ◆ The stunning Neptune fitted kitchen includes extensive worksurfaces, a large island/breakfast bar, comprehensive range of beautifully crafted box drawers with hidden cutlery drawers, fully fitted pantry cupboards and double ceramic sink beneath shuttered windows with view to garden.

