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The Grange, Langton Green, Tunbridge Wells, TN3 0HR
Offers In Region Of £585,000

4 2 2



As you approach the property, you are greeted by a beautifully presented private driveway providing parking for two cars, while a charming canopy porch adds character and shelter. The integral garage offers additional convenience and storage, enhancing the home's functionality. Stepping inside, you're greeted by a thoughtfully designed entrance area, complete with a cloakroom for coats and shoes, a convenient downstairs WC, and direct access to the garage. The spacious hallway, which features high-quality Amtico oak-effect flooring that flows seamlessly throughout the entire ground floor, leads to a well-equipped utility room with a sink and additional storage. At the heart of the home is the stunning open-plan kitchen, breakfast, and dining area, bathed in natural light from large windows and French doors that open onto the rear garden. The kitchen is beautifully appointed with oak block work surfaces, a central island offering extra storage, and a range of integrated appliances, including a Bosch double oven and grill, gas hob with brushed steel cooker hood, Bosch dishwasher, and a tall fridge freezer—ideal for modern family living and entertaining.

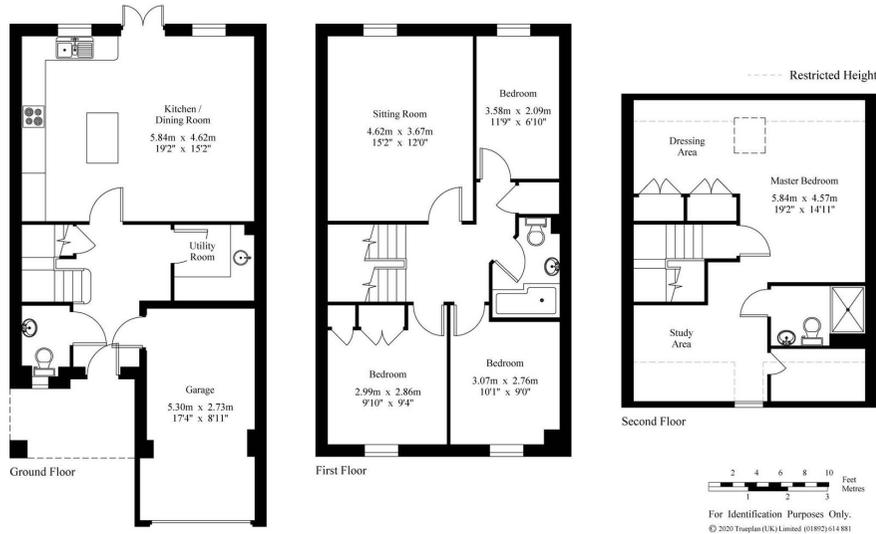
Moving upstairs, the first floor provides a spacious and airy landing leading to three well-proportioned bedrooms and a generously sized sitting room. Two of the bedrooms are comfortable doubles, while the third offers versatility as a child's bedroom or home office. The sitting room is a standout feature, benefiting from an abundance of natural light, creating a warm and inviting space to unwind. Completing this floor is the stylish family bathroom, featuring contemporary tiling, a sleek washbasin, and a shower-over-bath. The entire second floor is dedicated to the impressive master suite, featuring a spacious bedroom with Velux windows that flood the space with natural light, a dedicated dressing area with ample built-in storage, and a stylish en-suite shower room with a walk-in shower. The rear garden offers a patio area perfect for outdoor dining and a well-maintained lawn. Fully enclosed for added privacy, it provides a peaceful space to unwind and enjoy the outdoors.

This property boasts a desirable location. Langton Green village offers a small selection of shops, a gastro pub/restaurant, and a primary school. The nearby village of Rusthall provides more local, family-run shops such as the hardware shop and other amenities, including a doctor's surgery. The town of Tunbridge Wells is a short six-minute drive (2.3 miles) away, offering supermarkets, bars, restaurants, larger shops, and secondary schools, including prestigious grammar schools. Tunbridge Wells also has a mainline station with direct links to London and the coast.

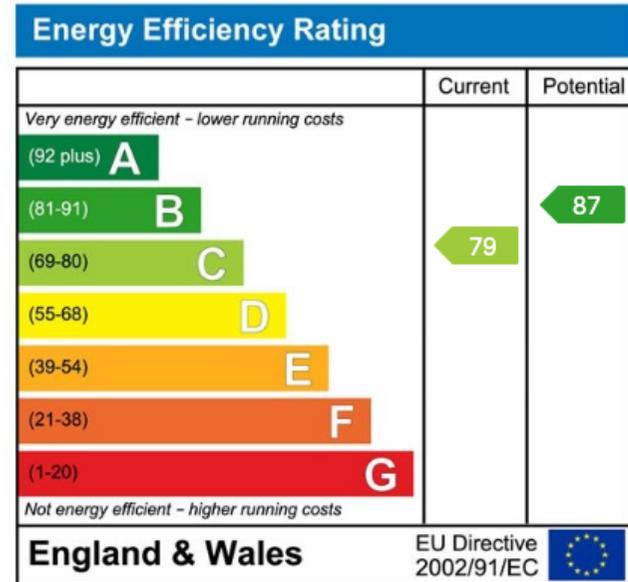


11 The Grange

Gross Internal Area : 164.0 sq.m (1765 sq.ft.)
(Including Garage)



- 4 Bedrooms
- Integral Garage
- Driveway
- Beautifully Presented Kitchen
- Utility Room
- Upstairs Sitting Room
- Well Maintained Garden
- Master Suite
- EPC: C
- Council tax Band: F



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