



STONEWALL PARK ROAD

LANGTON GREEN, TUNBRIDGE WELLS - GUIDE PRICE £1,100,000 - £1,150,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

The Nook
Stonewall Park Road, Langton Green, Tunbridge Wells,
TN3 0HN

Entrance Hall - Sitting Room With Patio Doors To Garden - Dining Room - Cloakroom - Kitchen With Doors To Garden - Boot Room - Utility Room - First Floor Landing - Bedroom With En-Suite Shower Room - Four Further Bedrooms - Shower Room - Family Bathroom - Off Road Parking For Two Vehicles - Double Garage With Office - Rear Garden

A substantial and very well presented five bedroom family home, situated in leafy Langton Green, with features to include a double garage with office above, generous lawn garden and bespoke hand crafted kitchen.

ENTRANCE HALL:

Picture rail, radiator and double glazed window to front. Staircase with under storage and large double glazed window to front aspect.

SITTING ROOM:

Open-fronted built in firebox with cast-iron grate and stone hearth, coving to ceiling and picture rail. Radiator, double glazed window to side and double glazed patio doors to rear garden.

DINING ROOM:

Coving to ceiling, picture rail and radiator with large double glazed window to the rear.

CLOAKROOM:

Push flush low-level WC, wash hand basin with vanity unit and mixer taps. Spotlights, tiled floors, radiator and frosted double glazed window to front.

KITCHEN:

Handcrafted walnut wall and base units with granite worktops and sunken double sink with spring coil mixer tap. Britannia range oven and hood, Miele built-in coffee machine, Fisher and Paykel double draw dishwasher and space for fridge freezer. Centre island with drawers, Miele wine chiller and wine rack. Storage cupboards, breakfast bar with stools and larder cupboard. Inset spotlights, tiled flooring, double glazed patio doors to rear garden and double glazed window to rear aspect.





BOOT ROOM:

Oak fitted wardrobe, tiled floors, radiator, wooden double glazed window to front and side entrance door.

UTILITY ROOM:

Range of wall and base units with worktops over, sink unit with mixer taps and plumbing for washing machine. Wall mounted boiler, radiator and double glazed window to front.

FIRST FLOOR LANDING:

Access to loft, coving to ceiling, radiator, double glazed window to front in stairwell and Fakro roof window.

BEDROOM 1:

Picture rail, radiator and double glazed windows to rear and side aspects.

EN SUITE SHOWER ROOM:

Shower cubicle, push flush low level WC and wash hand basin with chrome mixer taps and vanity unit. Tiled flooring with underfloor heating, spotlights, extractor and frosted window to side.

BEDROOM 2:

Fitted wardrobe, coving to ceiling, picture rail and large double glazed window to rear.

BEDROOM 3:

Coving to ceiling, picture rail, radiator and double glazed window to rear aspect.

BEDROOM 4:

Coving to ceiling, radiator and double glazed window to rear aspect.

BEDROOM 5:

Fitted desks and cupboard with shelving. Coving to ceiling, picture rail, radiator and double glazed window to front.

STORE ROOM:

Walk-in store room with pressurised water tank, part tiled walls and frosted double glazed window to front.

SEPARATE SHOWER ROOM:

Shower cubicle, push flush low level WC and porcelain wash hand basin with chrome mixer taps. Heated towel rail, tiled floors, part tiled walls, extractor and Fakro window.

FAMILY BATHROOM:

White suite comprising a panel enclosed bath with shower and shower screen, push flush low-level WC and wash and basin with chrome mixer taps and vanity unit. Heated towel rail, extractor, part tiled walls, tiled floor, Fakro roof window and double glazed window to side. Access to under eaves storage to side.

OUTSIDE FRONT:

Off street parking for two cars, access via an electric door into a double garage and office. Outside tap, lawn garden with various trees and shrubs.

OUTSIDE REAR:

The garden is predominantly laid to lawn and features a patio area, side access gate, a variety of mature trees and shrubs, and well-established flowerbeds. There is also a timber shed, outside tap, and pergola, providing a pleasant and versatile generous outdoor space. A door provides access to the double garage, which benefits from storage cupboards and a useful car pit. The office above the garage is well equipped, with internet connectivity, power and lighting, and a wall-mounted air conditioning unit. The room also benefits from eaves storage, a large Velux window, and double-glazed windows to both the front and rear.

SITUATION:

The property is ideally positioned to access this popular village centre with its local pub and village green and being only approximately two miles west of Tunbridge Wells Spa Town. Langton Green itself lies within the High Wealden Area of Outstanding Natural Beauty surrounded by countryside and enjoys an active village community. Local shops include a general store/service station, village hall, restaurants, sports clubs including cricket and football. The Hare village pub and sought after village primary school are just 0.4 miles and 0.5 miles walk respectively from the property whilst Holmewood House Prep School is a walk of approximately 0.5 miles. Further private and state schools are available in nearby Tunbridge Wells and for the commuter traveller rail options include Tunbridge Wells approximately 2.5 miles, Ashurst approximately 2.9 miles, Tonbridge approximately 6 miles and Hildenborough approximately 7.4 miles serving London Bridge, Waterloo East, Charing Cross and Cannon Street. Bus services run along the Langton Road serving Tunbridge Wells with a stop close to the property and the Centaur commuter bus to London can be picked up at Rusthall.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWINGS:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

House Approx. Gross Internal Area
2123 sq. ft / 197.2 sq. m

Approx. Gross Internal Area (Incl. Garage & Office)
2805 sq. ft / 260.6 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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