

Rainbow's End Cottage

South Farm Lane | Langton Green | Tunbridge Wells | Kent | TN3 9JN

FINE & COUNTRY







Seller Insight

Rainbow's End has always felt like the perfect balance between countryside living and convenience. From the moment you leave the road and follow the rural approach, there is a genuine sense of peace and escape, yet we have never felt isolated. The surrounding countryside creates a wonderfully rural backdrop, while Tunbridge Wells and its many amenities remain just a short drive away.

One of the greatest joys of living here has been the connection to the outdoors. We are surrounded by fields and open skies, with beautiful views from almost every room and endless opportunities to enjoy the changing seasons. Whether it's a morning coffee in the garden room, tending the vegetable garden, or simply sitting outside on a summer evening listening to the birdsong, the setting encourages a slower pace of life.

For those who enjoy walking, riding or exploring the countryside, the location is hard to beat. There are numerous public footpaths, bridleways and quiet country lanes nearby, making it easy to head out directly from home. The nearby riding facilities have been an added attraction, while the stables, paddocks and additional rented grazing land have made the property particularly well suited to equestrian interests.

Despite its rural feel, day-to-day life is remarkably convenient. Tunbridge Wells provides an excellent range of independent shops, restaurants, cafés, theatres and leisure facilities, while nearby villages offer a wonderful sense of community. The area is also particularly well regarded for its selection of highly respected state and independent schools, making it a popular location for families.

For commuting, several nearby stations provide regular services into London, whilst road connections make travelling throughout Kent, Sussex and beyond straightforward.

*Above all, what we shall miss most is the feeling of living in the countryside without sacrificing convenience. Rainbow's End is a home that allows you to enjoy the best of both worlds: a characterful period property surrounded by nature, with excellent amenities, schools and transport links all within easy reach.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

Step inside

Rainbow's End Cottage

Believed to date originally from the 1840s, with sympathetic additions made over the years, Rainbow's End is a delightful period home that perfectly balances character, practicality and country living. Rich in original features, including exposed timbers, charming fireplaces and a modern stained-glass window, the property enjoys a picturesque setting surrounded by beautiful countryside whilst remaining within easy reach of Tunbridge Wells.

The approach immediately sets the tone. A long country driveway creates a wonderful sense of arrival, drawing you away from the bustle of everyday life before reaching the property's peaceful position amidst open fields and gardens.

A welcoming storm porch provides the perfect place for logs, muddy boots and wellingtons before opening into a generous entrance hall with ample space for coats and everyday family life. An attractive archway leads to the inner hall, where a traditional wooden staircase rises to the first floor.

The dual-aspect sitting room is filled with natural light and enjoys lovely views of the surrounding grounds. A charming fireplace forms the focal point of the room, while an adjoining study area provides an ideal retreat for home working, reading or simply enjoying a quieter corner of the house.

Flowing from the sitting room, the dining room is a wonderfully atmospheric space for entertaining, featuring a Tudor-style fireplace and elegant Georgian-inspired alcoves that further enhance the property's period charm.

At the heart of the home lies the country-style kitchen, centred around a traditional Rayburn set within an impressive chimney breast. Beyond, the adjoining breakfast room and boot room enjoys separate side access, making it ideal for country living with children, dogs or equestrian pursuits. Beautifully positioned to overlook the gardens through a large picture window, it is easy to imagine leisurely breakfasts whilst taking in the changing colours of the seasons.

The first floor provides three charming bedrooms, each enjoying attractive views over either the gardens or surrounding countryside. These are complemented by a family bathroom and separate WC.

Outside is where Rainbow's End truly comes into its own. The established gardens provide an enchanting setting for both relaxation and productivity, with lawns, mature planting, a vegetable garden and a charming garden room that offers a wonderful spot for morning coffee or simply enjoying the peace and tranquillity of the setting. A gardener's WC is a practical addition for those who enjoy spending time outdoors.

The property is exceptionally well served by a range of outbuildings. A substantial building is currently arranged to provide a single garage, three offices, hay storage barn, and a useful garden store/tack room. In addition, a separate timber stable block provides three loose boxes, offering considerable appeal to those with equestrian interests or requiring extensive storage and workshop space.

Two small paddocks adjoin the property, while the current owners have also enjoyed the benefit of renting an additional field of approximately 1.6 acres. Prospective purchasers should make their own enquiries regarding the availability of any future rental arrangements.

















Travel

By Road:	
Groombridge	2.4 miles (1.5 mile walk)
Frant	3.8 miles
Wadhurst	8 miles
Tunbridge Wells	3.4 miles
Crowborough	6.3 miles
Tonbridge	7.8 miles
East Grinstead	12.4 miles
Gatwick Airport	23.0 miles
Channel Tunnel	49.0 miles
Dover Docks	66 miles
Central London	42.0 miles

By Rail:	
Tunbridge Wells Station	3.1 miles
London Bridge	Approx. 45 mins
London Charing Cross	Approx. 50 mins
London Cannon Street	Approx. 52 mins
Eridge Station	2.9miles
Frant Station	5.3 miles

Leisure Clubs & Facilities

Nevill Golf Club
The Tunbridge Wells Golf Club
Royal Ashdown Forest Golf Club
Tunbridge Wells Sports Centre
Elite Leisure Collection Spa
Bewl Water
Tunbridge Wells Lawn Tennis Club
South Farm Riding Stables

Healthcare

Tunbridge Wells Hospital (Pembury)	01892 823535
Groombridge and Hartfield Medical Group	01892 863326

Education

Primary Schools:	
St Thomas' Groombridge	01892 864305
Langton Green Primary	01892 862648
Holmewood House Preparatory School	01892 860006

Secondary Schools:	
Beacon Academy, Crowborough	01892 603000
The Skinners' School	01892 520732
Tunbridge Wells Girls' Grammar	01892 520902
Bennett Memorial Diocesan School	01892 521595
Tunbridge Wells Grammar School for Boys	01892 529551
The Judd School, Tonbridge	01732 770880
Weald of Kent Grammar School, Tonbridge	01732 373500
Beechwood School	01892 526171

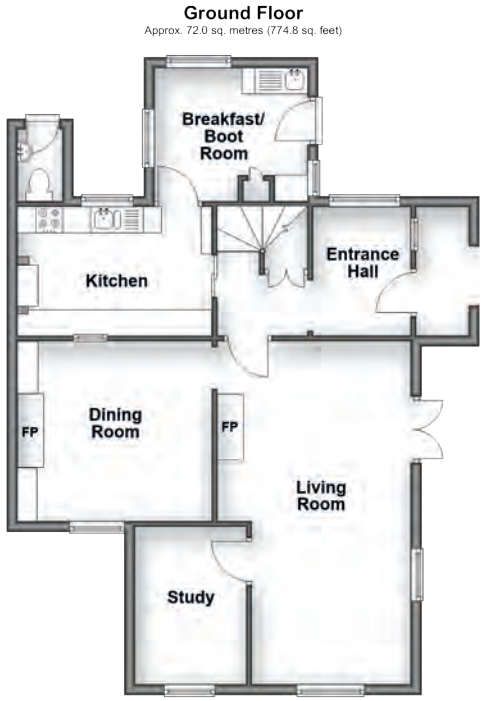
Independent Schools	
Holmewood House School, Langton Green	01892 860006
Rose Hill School, Tunbridge Wells	01892 525591
Kent College, Pembury	01892 820430
The Mead School, Tunbridge Wells	01892 525837
Mayfield School, Mayfield	01435 874642
Sacred Heart School, Wadhurst	01892 783414
Benenden School, Benenden	01580 240592
Skippers Hill Manor Preparatory School,Five Ashes	01825 733309

Entertainment

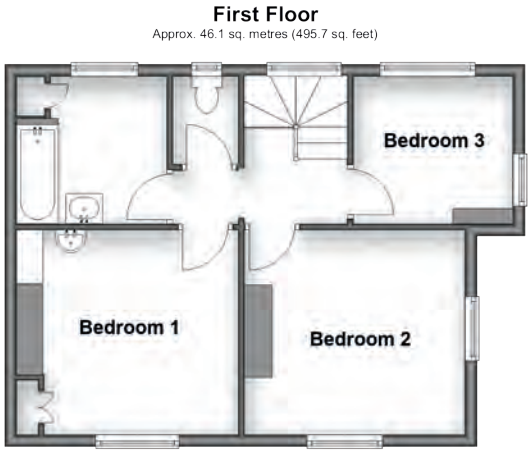
The Junction Inn, Groombridge
The Crown Inn, Groombridge
The Huntsman, Eridge
Assembly Hall Theatre
Trinity Theatre
The Pantiles
The Beacon Restaurant
Thackeray's Restaurant
The Nevill Crest & Gun
High Rocks
The Vineyard Lamberhurst
Tunbridge Wells Cinema

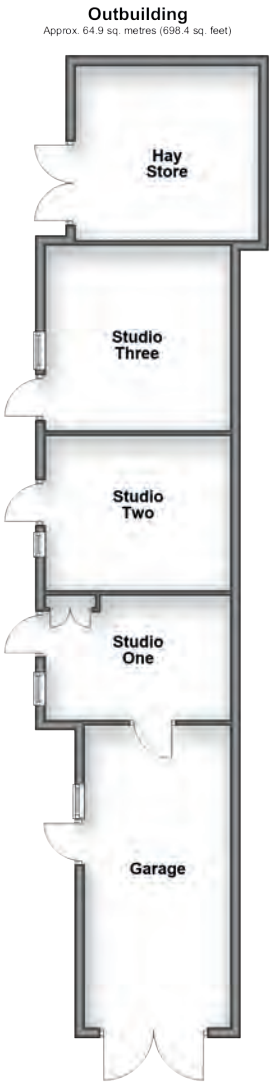
Local Attractions / Landmarks

RSPB Broadwater warren
Birchden farmshop, Vinetard and café
Spa Valley railway
Ashdown Forest
Bewl Water
Scotney Castle (National Trust)
Bayham Abbey
The Pantiles
Dunorlan Park
Penshurst Place
Bedgebury Pinetum
High Weald National Landscape

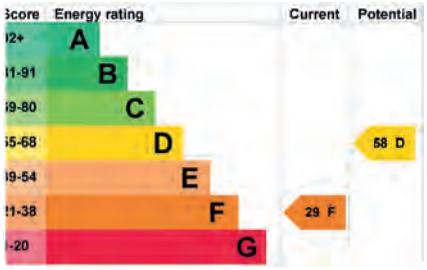








Council Tax Band: E
Tenure: Freehold



Ground Floor

Storm Porch	
Entrance Hall	
Living Room	21'3" x 12'0" max (6.48m x 3.66m)
Dining Room	11'2" x 11'7" (3.40m x 3.53m)
Study Area	9'4" x 7'0" (2.84m x 2.13m)
Kitchen	12'2" x 8'2" (3.71m x 2.49m)
Breakfast / Boot Room	9'1" x 8'4" (2.77m x 2.54m)

First Floor

Bedroom One	12'0" reducing to 11'0" x 11'0" (3.66m reducing to 3.35m x 3.35m)
Bedroom Two	12'2" reducing to 11'2" x 11'1" (3.71m reducing to 3.40m x 3.38m)
Bedroom Three	8'9" x 7'11" reducing to 7'2" (2.67m x 2.41m reducing to 2.18m)
Bathroom	
Separate WC	

Outside

Gardens
Garden Room
Gardener's Toilet
Vegetable Garden
Two Paddocks

Outbuildings

Garage	20'0" x 9'7" (6.10m x 2.92m)
Studio One	11'6" x 8'2" (3.51m x 2.49m)
Studio Two	11'4" x 10'11" (3.45m x 3.33m)
Studio Three	12'0" x 11'6" (3.66m x 3.51m)
Hay Store	12'5" x 11'6" (3.78m x 3.51m)
Garden/Tack room	
Sun Room	
Greenhouse	
Gardeners WC	

Stable Block

Stable One	11'5" x 10'3" (3.48m x 3.12m)
Stable Two	11'5" x 10'3" (3.48m x 3.12m)
Stable Three	11'5" x 10'3" (3.48m x 3.12m)

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 30.10.2026

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