



THE COACH HOUSE

LANGTON GREEN, TUNBRIDGE WELLS - £595,000



The Coach House

Langton Road, Langton Green, Tunbridge Wells, TN3 0EG

An exceptional 3 double bedroom home in sought after village location.

Entrance Porch - Sitting Room - Utility Room - 29'4 Open Plan Kitchen/Dining Room With Bi-Folding Doors To Courtyard - Ground Floor Double Bedroom & Bathroom - Two Further Double Bedrooms Both With En-Suite Shower Rooms & Balcony Leading Off Of The Principle Room - Second Front Courtyard - Off Road Parking For Single Vehicle - Gas Central Heating - Double Glazing - Combination Of Period Features & Contemporary Style Finishes

If the term never judge a book by its cover is true then this definitely applies to this beautifully presented and highly unique property, which is tucked away behind it's front courtyard garden and it's narrow frontage conceals the 12,165 square feet of internal accommodation. The original cottage was updated and extended in 2021 by the previous owners and has been extremely well maintained by our clients. The interior combines period features and contemporary styling, including double glazing, gas central heating, extensive areas of wood effect flooring, a large kitchen/dining room with glass Lantern roof and attractive fitted units complete with appliances. One particular feature of this cottage is that all three double bedrooms have access to a bathroom or shower room making it ideal for a busy family, holiday let Or rental investment. Externally there are two private courtyard areas and off road parking is provided for a single vehicle. As this is a really, quite special cottage we must recommend you arrange an early appointment to view internally, as we feel sure you will not be disappointed by what you find.

Entrance door with inset glazed panel to:

ENTRANCE PORCH: Wood effect flooring, side window, coat hanging space. Double glazed door to:

SITTING ROOM: Wood effect flooring, radiator, recess with lighting, power points, ceiling down lights. Window to front with fitted Venetian blind. Open aspect to:

INNER HALLWAY: Wood effect flooring, power points.



UTILITY ROOM: Fitted worktop, space for washing machine and tumble dryer, wall mounted 'Worcester' gas fired boiler, large hot water cylinder, shelves storage, ceiling downlights, wood effect flooring.

KITCHEN/DINING ROOM: An impressive open plan room enjoying lots of light from both the glass Lantern roof and bi-folding doors. There is a range of base units with work surfaces over comprising of an enamel one and a half bowl single drainer sink unit with mixer tap. Integrated fridge and dishwasher. Fitted electric oven and induction hob. Space for standing a fridge/freezer. Double sliding doors give access to a large pantry cupboard. Built-in bench seat with under cushion storage, Wall lighting, wood effect flooring, extractor fan, vertical radiator, ceiling downlights. Windows to side.

REAR HALLWAY: Built-in cupboards with hanging rail. Steps lead down to the side entrance door.

BEDROOM: Window to side with fitted blinds, single radiator, power points.

BATHROOM: White suite comprising of a wash hand basin with mixer tap and drawers beneath, low level WC, shower bath with mixer tap and wall shower, glazed shower screen. Metro style wall tiling, tiled floor, radiator/towel rail. Side window.

Stairway at the rear of the property lead to:

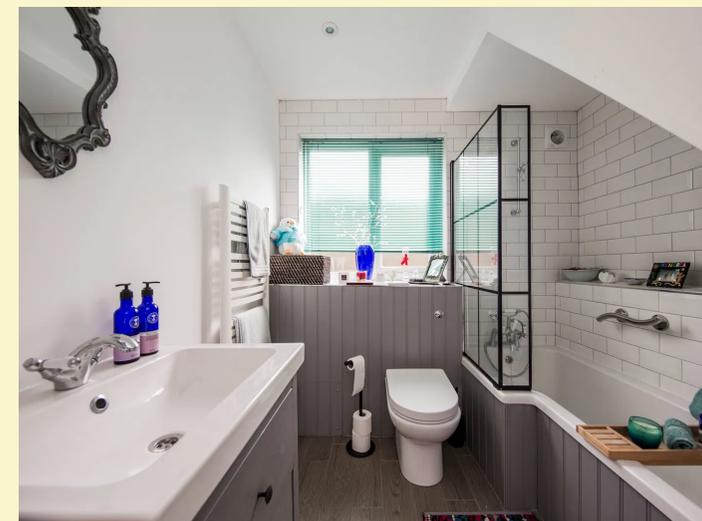
FIRST FLOOR LANDING: Side window.

BEDROOM: Vaulted ceiling with exposed beam, Velux style window, mezzanine storage area, built-in double wardrobe and shelving, wall lighting, single radiator. Double glazed doors with blinds open to the balcony with timber balustrade.

EN-SUITE SHOWER ROOM: White suite comprising of a large shower cubicle with plumbed in shower, large floating wash hand basin with mixer tap, low level WC. Tiled surrounds and floor, ceiling down lights, wall shelving, extractor fan, chrome towel rail/radiator.

Second staircase towards the front of the property leads to:

FIRST FLOOR LANDING:



BEDROOM: Window to front, single radiator, ceiling down lights, power points, access to loft space.

EN-SUITE SHOWER ROOM: White suite comprising of a wash hand basin with mixer tap and drawers beneath, walk-in shower with plumbed in shower, low level WC. Tiled floor and metro style tiling to walls. towel rail/radiator, ceiling down lights. Window to rear.

OUTSIDE REAR: The rear enclosed courtyard area has high fencing for privacy and is paved for low maintenance, outside lighting, path leading to rear access.

OUTSIDE FRONT: The front courtyard is enclosed by high fencing for privacy, brick paving and entrance gate.

PARKING: Wide off road parking space for single vehicle.

TENURE: Freehold

COUNCIL TAX BAND: D

VIEWING: 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 Fired Central Heating

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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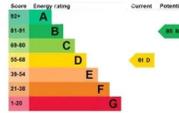
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Approx. Gross Internal Area 1315 ft² ... 122.2 m²

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.