



# HITHER CHANTLERS

LANGTION GREEN, TUNBRIDGE WELLS - GUIDE PRICE £1,600,000-£1,650,000



35 Hither Chantlers  
Langton Green, Tunbridge Wells, TN3 0BL

Entrance Hallway - Lounge With Cast Iron Wood Burner -  
Conservatory With French Doors To Garden - Reception  
Two - Cloakroom - Contemporary Kitchen/Dining Room  
With Bi-Fold Doors To Terrace - First Floor Landing -  
Principal Bedroom With En-Suite Shower Room - Four  
Further Bedrooms - Family Bathroom - Family Shower  
Room - Large Gravelled Parking Area & Turning Circle -  
Double Garage - Beautiful Private Rear Gardens With  
Large Indian Sandstone Terrace - Total Plot Size Of 1.75  
Acres (TBV)

Located on an especially sought after road in Langton  
Green and the beneficiary of an impressive range of  
improvements by the current owners, a most attractive  
five bedroom detached family home occupying a total  
plot size in excess of 1.5 acres (tbv). A glance at the  
attached floorplan will give an indication as to the space  
and flow of the current design, most importantly the  
sheer size of the available reception space, the  
impressive kitchen refurbishment - now enjoying bi-fold  
doors to the rear terrace with its attractive southerly  
aspect - and extremely workable bedroom sizes.  
Considerable further work has gone into the garden  
areas including the addition of a turning circle to the  
front with generous off road parking for numerous  
vehicles and a re-modelling of the rear gardens to  
provide a generous lawn area to the immediate rear of  
the sandstone terrace with attractive woodland beyond.  
We consider that, subject to permissions being  
obtainable, there are further opportunities to enhance  
and develop this impressive house, as indeed many  
neighbours have done and are in the process of doing  
so.

Properties with these specifications, huge potential and  
generous garden sizes are rarely available for long and to  
this end we would encourage all interested parties to  
make an immediate appointment to view to avoid  
inevitable disappointment.

Access is via solid door with inset opaque glass panel to:





**ENTRANCE HALLWAY:**

A large area set principally to wood effect flooring. Radiator, stairs to the first floor, inset spotlights to the ceiling, large recess with generous space for coats and storage, understairs cupboard, wall mounted thermostatic control. Doors to a further coat cupboard with areas of fitted shelving, coat rails and further areas of coat hooks. Door leading to:

**PRINCIPAL LOUNGE:**

Leaded double glazed window to the front with fitted blinds. Recently fitted carpet, three radiators, various media points. Good space for lounge furniture and for entertaining. Cast iron wood burner sitting on a marble plinth with wooden mantelpiece. Double glazed windows to both sides with fitted blinds and double glazed sliding doors leading to:

**CONSERVATORY:**

Tiled floor, principally of double glazed panel construction with double glazed French doors to the rear gardens. Partially glazed double doors leading to:

**RECEPTION 2:**

Recently fitted carpet. Good space for further lounge furniture and entertaining. Picture double glazed window to the rear affording views of attractive and extensive private gardens. Fitted roller blind. Door returning to the entrance hallway.

**CLOAKROOM:**

Wall mounted wash hand basin with mixer tap over, storage below, tiled splashback and wall mounted mirror, low level WC. Wood effect flooring, inset spotlights to the ceiling. Double glazed window to the rear with fitted blind.

**KITCHEN/DINING ROOM:**

An impressive space with a recently installed contemporary styled kitchen, further dining and lounge areas and bi-folding doors leading to the southerly facing terrace. Kitchen: A range of contemporary wall and base units with a complementary polished stone work surface. Inset two bowl stainless steel sinks with mixer tap over. Double 'Bosch' electric oven and inset five ring 'Lamona' gas hob with feature splashback and stainless steel extractor. Integrated dishwasher, full length fridge and full length freezer. Feature island with further generous storage space and a breakfast bar area for 1-2 people. Good areas of general storage space. Leaded double glazed windows to the front with fitted blinds.

Lounge & Dining Area: Of a good size and with room for a large dining table, chairs and associated dining furniture. Further space for a sofa. Radiator. Door leading to:

**DOUBLE GARAGE:**

Of an excellent size with ample room for vehicle or further storage. Up and over door, wall mounted boiler, further hot water tank. Double glazed windows to the rear and further partially glazed double glazed door to rear.

**FIRST FLOOR LANDING:**

Carpeted, loft access hatch, radiator, fitted cupboard with good general storage space. Leaded double glazed windows to the front with fitted blind. Doors leading to:

**PRINCIPAL BEDROOM:**

Carpeted, radiator. Space for a large double bed and associated bedroom furniture. Dual aspect windows to both side and rear each with fitted roller blinds. The room enjoys beautiful views over the aforementioned private rear gardens. Door leading to:

**EN-SUITE SHOWER ROOM:**

Large walk-in shower with fitted glass screen, single shower head over, low level WC, wall mounted wash hand basin with mixer tap over, storage below, tiled splashback and wall mounted mirror. Wood effect flooring, wall mounted towel radiator, inset spotlights to the ceiling, extractor. Leaded double glazed window to the front with fitted blind.

**BEDROOM:**

Carpeted, radiator. Space for double bed and associated bedroom furniture. Double glazed window to the rear with views across garden.

**FAMILY BATHROOM:**

Panelled bath with mixer tap over and single head shower attachment, fitted glass screen, wall mounted wash hand basin with mixer tap over, storage below, low level WC. Wood effect flooring, wall mounted mirror fronted cabinet, towel radiator, inset spotlights to the ceiling, extractor fan. Leaded double glazed window to the front with fitted blind.

**BEDROOM:**

Carpeted, radiator. Space for a double bed and associated bedroom furniture. Leaded double glazed windows to the front with fitted blind.

**BEDROOM:**

Carpeted, radiator. Space for a double bed and associated bedroom furniture. A wall of wardrobes. Double glazed windows to the rear with fitted blind.

**FAMILY SHOWER ROOM:**

Low level WC, wall mounted wash hand basin with mixer tap over, storage below, tiled splashback and fitted mirror, walk-in shower cubicle with sliding glass doors and single shower head over. Wood effect flooring, wall mounted towel radiator.

**BEDROOM:**

Carpeted, radiator. Space for double bed and associated bedroom furniture. Double glazed windows to the rear with views across private rear gardens.

**OUTSIDE FRONT:**

The front gardens principally form a large gravelled parking and turning circle affording generous off road parking for multiple vehicles with a further double garage. Areas of mature retaining hedging to the front and sides of the property with a gate leading to the side and rear gardens beyond.



#### OUTSIDE REAR:

The rear gardens have been the beneficiary of significant work under the current owners to create a beautiful private space, generous areas of lawn and further areas of mature woodland beyond. A wide and deep Indian sandstone terrace to the immediate rear of the property affording views in a southerly direction across said gardens. The gardens have retaining hedging, a wide area of undulating lawn leading into an area of mature woodland beyond. We understand the total plot size of the property is some 1.75 acres (tbv).

#### SITUATION:

The property is located on Hither Chantlers, a most sought after road in Langton Green located just off of Holmewood Ridge. Langton Green itself has a number of local shops for everyday needs, a well regarded primary school and the ever popular Hare public house overlooking the village green. Tunbridge Wells itself is a little over 2.5 miles distant and offers a wide range of principally independent retailers, restaurants and bars located between the Pantiles and Mount Pleasant, with a further range of multiple offerings at the Royal Victoria Place shopping centre and nearby North Farm estate. The town has two theatres and a number of particularly well regarded restaurants and venues. There is a wide range of excellent schools in the town at primary, secondary, independent and grammar levels, most especially nearby Holmewood House school. Tunbridge Wells has two main line railway stations, both offering fast and frequent services to London termini and is also connected to London via the Centaur Bus.

TENURE: Freehold

COUNCIL TAX BAND: G

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](http://www.gov.uk)

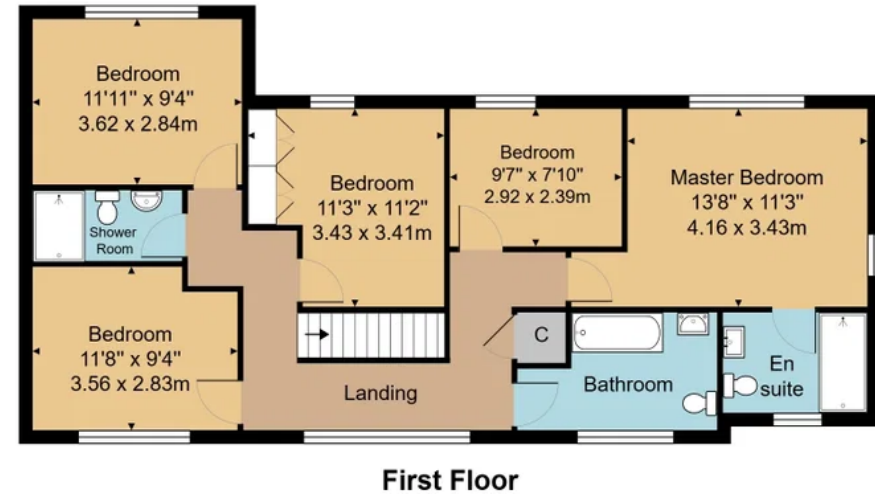
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating



House Approx. Gross Internal Area  
2069 sq. ft / 192.2 sq. m

Approx. Gross Internal Area  
(Incl. Garage)  
2363 sq. ft / 219.5 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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