BRANSBY COTTAGE, LANGTON ROAD

TUNBRIDGE WELLS - GUIDE PRICE £475,000 - £500,000

WOOD & PILCHER

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Bransby Cottage
1 Langton Road, Tunbridge Wells, TN4 8XA

Entrance Porch - Entrance Hall - Sitting Room With Log Burner - Kitchen - Utility Room - Shower Room - Conservatory With Double Doors To Garden - First Floor Landing - Bedroom With En-Suite - Second Floor Landing - Bedroom With En-Suite - Front & Rear Gardens

Tucked away behind mature foliage and a charming picket fence, this exquisite period cottage offers the perfect blend of timeless character and modern living. Overflowing with original features, the property boasts beamed ceilings, a solid oak staircase, an impressive inglenook fireplace, and beautiful latch doors-each detail a testament to its rich heritage.

A quaint pathway guides you through a secluded front garden, complete with a central patio courtyard and manicured lawn, before arriving at the welcoming original front door. Step inside to a practical porch area, ideal for coats and boots, which opens into the entrance hall. From here, a latch door leads down to a useful cellar, perfect for storage.

The spacious sitting room exudes warmth and charm, featuring a delightful box window and a magnificent inglenook fireplace-an ideal setting for cosy evenings. The kitchen marries classic style with modern convenience, fitted with contemporary shaker-style units, a solid butcher's block worktop, and space for a compact Range cooker, dishwasher, and fridge/freezer. A separate utility room provides additional practicality, with space for a washing machine and access to a sleek, modern shower room.

At the rear, elegant double doors open into a conservatory that enjoys tranquil views across the beautifully landscaped, low-maintenance gardens. Raised beds, defined seating areas, and thoughtful planting create a calm oasis ideal for entertaining or quiet retreat.

Ascend the handcrafted oak staircase-an original Grade II listed feature-to the first floor, where you'll find a generously proportioned double bedroom complete with fitted wardrobes and a stylish ensuite bathroom. The top floor reveals a second double bedroom, equally characterful, with its own private ensuite shower room.

Perfectly positioned, the cottage lies just a short, scenic stroll across the common to the vibrant High Street, the iconic Pantiles, and the mainline station. Despite its central location, the property remains a hidden gem, cocooned in privacy by mature trees and shrubbery.

This is a rare opportunity to own a truly unique and enchanting home in one of the town's most sought-after settings-ideal for those seeking character, charm, and convenience in equal measure.

Original wooden front door with leaded light glazed insert into:

ENTRANCE PORCH: With hanging space for coats and shoe storage, radiator, quarry tiled floor, latched wooden door into:

ENTRANCE HALL: Stairs rising to first floor, door to cellar, radiator, tiled floor, open to:

SITTING ROOM: Original box window to front, radiator, working log burner on tiled hearth, beamed ceiling, door to kitchen and utility room, double doors to conservatory.

KITCHEN: Fitted wall and floor cabinetry with solid butchers block work surface and riser, tiled splashback. One and a half porcelain sink with mixer tap and drainer. Space for Range cooker. Space for dishwasher and fridge/freezer. Tiled floor, ceiling spotlights.

UTILITY ROOM: Glazed wooden door to side and frosted window to side. Built-in cabinetry housing boiler and space and plumbing for washing machine, quarry tiled floor, door to:

SHOWER ROOM: Corner shower cubicle with electric shower and tiled walls, pedestal wash hand basin, WC, tiled floor, radiator.
Frosted window to side.

CONSERVATORY: Double glazed windows, doors and roof with wooden floorboards and underfloor heating and electric panel heaters, double doors to garden.

FIRST FLOOR LANDING: Original wooden floorboards, stairs to second floor, radiator.

BEDROOM: Double room with casement window to front, radiator, built-in wardrobes and dressing table.

EN-SUITE: Original latch door, oval bath with telephone style mixer tap and handheld attachment, WC, pedestal wash hand basin. Shelving, heated towel rail. Frosted window to rear.

SECOND FLOOR LANDING: Original wooden floorboards, radiator. Leaded light window to front. Latch door to:

BEDROOM: Double room with casement window to front, radiator.

EN-SUITE: Original latch door, corner shower with electric shower and tiled walls, WC, wash hand basin with vanity cupboard below, loft hatch, tiled floor, extractor.

OUTSIDE FRONT: Approached via pathway through gate into front garden which is screened by mature shrubs and trees. Gated side access.

OUTSIDE REAR: The garden has an easterly, westerly and southerly orientation and is mainly laid to patio with raised beds and mature laurel trees, shaded seated area, outside power and outside tap.

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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Total Area: 1105 ft² ... 102.6 m² (excluding cellar)

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.