



LONGMEADS  
LANGTON GREEN, TUNBRIDGE WELLS - £800,000



# 81 Longmeads

Langton Green, Tunbridge Wells, TN3 0AU

**Entrance Hall - Downstairs Cloakroom - Sitting Room With Fireplace And Bay Window - Dining Room With Bay Window - Kitchen - Open Tread Staircase To First Floor - Four Well Proportioned Bedrooms - Bathroom - Separate WC - 0.2 Acre Plot With Wonderful Mature Rear Garden - Brick Paved Driveway To A Drive Through Garage - Gas Central Heating - Double Glazing - Plenty Of Space And Scope To Extend To The Rear Of The Property Subject To Obtaining The Necessary Consents**

Occupying a large plot within an extremely desirable residential location set between Rusthall and Langton Green is where you will find this neo Georgian styled four bedroom detached home offering tremendous potential and scope to extend further to the rear subject to obtaining the necessary consents. At present this home offers well presented living accommodation with both reception rooms having attractive bay windows, there is a downstairs cloakroom, gas central heating via radiators and double glazing. Externally the mature gardens encompass an extensive range of shrubs and plants, a rose garden and a mature oak. To the front of the property there is an open plan garden with brick paved driveway providing off road parking for several vehicles leading to a drive through garage and allowing vehicular access in to the rear garden for additional hard standing. With the combination of this properties plot size and potential to extend further subject to consents we have no hesitation in recommending interested buyers view without delay as we feel sure this property will be in high demand.

Accommodation comprises double glazed entrance door and side windows to:

## **ENTRANCE HALL:**

Single radiator, coat hanging space.

## **DOWNSTAIRS CLOAKROOM:**

White low level wc, wall handed wash hand basin, single radiator, window to rear.



**SITTING ROOM:**

Bay window to front, power points, one single and one double radiator, a attractive stone fireplace and hearth with electric focal point fire concealing the original open fire, coved ceiling, double glazed patio doors leading to the rear garden.

**DINING ROOM:**

Bay window to front, double radiator, coved ceiling and power points.

**KITCHEN:**

Fitted with a range of wall and base units with worksurfaces over, stainless steel one and a half bowl single drainer sink unit with mixer taps. Space for washing machine and dishwasher, space for fridge and freezer, space for electric cooker. Tiling adjacent to the worktops, tiled floor, central heating time dock and programmer, wall mounted Worcester gas fired boiler, window to rear and double glazed door to rear garden.

An open tread staircase leads from the entrance hall to:

**FIRST FLOOR LANDING:**

Window to front, double radiator, built in airing cupboard containing a pre-lagged hot water tank with immersion heater, shelving above, access to loft space

**BEDROOM ONE:**

Two single radiators, windows to front and rear, coved ceiling, two built in double wardrobes.

**BEDROOM TWO:**

Two rear windows, single radiator, coved ceiling.

**BEDROOM THREE:**

window to front, single radiator, power points.

**BEDROOM FOUR:**

Window to front, single radiator, coved ceiling, power points.

**BATHROOM:**

A panelled bath with mixer taps and wall shower, vanity, wash hand basin with cupboard beneath, window to rear, tiled effect flooring, towel rail/radiator.

**ADJACENT SEPARATE WC:**

Low level wc, window to rear, tile effect flooring.

**OUTSIDE REAR:**

A large paved patio adjoins the width of the property, outside light and tap with side access to the front. Central steps lead up to a large mature garden, mainly laid to lawn bordered by mature shrubs and plants, several trees including a mature oak. Further path at the rear leads to a rose garden, a combination of hedging and fencing to the boundary provides privacy.



**OUTSIDE FRONT:**

Open plan lawn to garden with bricked paved driveway providing off road parking for several vehicles leading to the property's entrance and:

**DRIVE THROUGH GARAGE:**

Up and over doors at both ends allowing vehicle access in to the rear garden which provides additional hard standing. Internal power and light.

**SITUATION:**

The property is conveniently located within a short distance of both Langton Green's village shops together with the nearby 'Hare' public house and the bustling village centre of Rusthall with its range of day to day convenience stores. Tunbridge Wells town centre itself is some 2.5 miles distance offering a wider range of social and retail facilities to include the Royal Victoria Place shopping mall and Calverley Road pedestrianised precinct together with the Old High Street and historic Pantiles. Langton Green also offers its own primary school and Holmwood House prep school whilst in Tunbridge Wells there are a number of well regarded, primary, secondary, grammar and independent schools. Recreational facilities within the area include local cricket, rugby and golf clubs and easy access to the neighbouring countryside and villages offer a range of outdoor pursuits and some excellent public houses.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

G

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

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 obtained. 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



23 High Street, Tunbridge Wells,  
Kent, TN11 1UT  
Tel: 01892 511211

Email: [tunbridgewells@woodandpilcher.co.uk](mailto:tunbridgewells@woodandpilcher.co.uk)

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

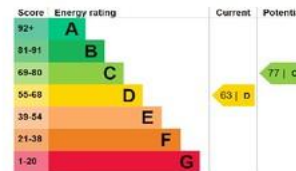
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



First Floor



Ground Floor



Approx. Gross Internal Area 1424 ft<sup>2</sup> ... 132.3 m<sup>2</sup>  
(Includes Garage)

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.