



IRONSTONES
TUNBRIDGE WELLS - GUIDE PRICE £775,000 - £795,000



2 Ironstones

Langton Green,
Tunbridge Wells, Kent, TN3 0YD

Entrance Hall - Downstairs Cloakroom - Large Study/Bedroom 5 - Sitting Room With Fireplace - Separate Dining Room - Kitchen/Breakfast Room Complete With A Range Of Appliances - Connecting Utility Room - First Floor Half & Main Landing - Main Bedroom With En Suite Shower Room - Three Further Good Sized Bedrooms - Family Bathroom - Gas Central Heating - Double Glazing - Enclosed Southerly Facing Rear Garden - Corner Plot - Double Width Driveway To Double Garage With Electric Up & Over Doors - Sought After Location - No Forward Chain

This large 4/5 bed detached family home in sought after Langton Green occupies a prominent corner plot with front and rear gardens, private drive and a separate double garage with electric doors that could be partly converted into additional accommodation. It offers a fantastic and flexible layout with an eat in kitchen, large separate utility/boot room, 2 further generous reception rooms, a large study (additional reception room, or 5th bed) and cloakroom on the ground floor. Upstairs there are 4 beds and 2 baths. The South facing rear garden boasts a large patio and gets the sun all day long.

The property is in a highly desirable location with Langton Green Village and Rusthall High Street a short walk. Tunbridge Wells town centre is just a 10-minute drive or a short bus ride. Langton Green Primary is approximately 1 miles walking distance and school buses take pupils to and from all secondary schools on and around St Johns.

With plenty of space for a family, and for entertaining, this home also benefits from gas central heating and is double glazed throughout.

The accommodation comprises. Panelled entrance door and side window to:

ENTRANCE HALL:

Single radiator, coved ceiling, power points, understairs storage cupboard with light.



DOWNSTAIRS CLOAKROOM:

White low level wc, corner wash hand basin with cupboard beneath, tiled splashback areas, tile effect flooring, coved ceiling. Window to front.

STUDY:

Windows to front and side, double radiator, power points.

SITTING ROOM:

Half height bay window to front. Fireplace with gas coal effect fire, double radiator, coved ceiling, wall lighting. Glazed double doors connecting to:

DINING ROOM:

Double glazed patio doors opening to the rear garden. Double radiator, coved ceiling, power points, serving hatch.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and base units with work surfaces over. Stainless steel double bowl sink unit with mixer tap. Integrated electric double oven and gas hob with filter hood above. Additional 'Xpelair' fan. Integrated fridge/freezer. Space for dishwasher. Tile effect flooring, wall mounted 'Worcester' gas fired boiler, single radiator, power points. Window to rear overlooking garden. Archway giving access to:

UTILITY ROOM:

Fitted with a range of matching units including a stainless steel sink. Space for washing machine. Tile effect flooring, single radiator. Window to rear, side door to garden.

Stairs from the entrance hall lead to a half landing which in turn leads to:

MAIN LANDING:

Side window, recessed airing cupboard containing the hot water cylinder, access to loft space with ladder, coved ceiling

BEDROOM 1:

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

EN SUITE SHOWER ROOM:

Shower cubicle comprising of a plumbed in shower, wash hand basin with mixer tap and cupboards beneath, low level wc. Chrome towel rail/radiator. Window to front.

BEDROOM 2:

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

BEDROOM 3:

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

BEDROOM 4:

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



BATHROOM:

White suite comprising of a panelled bath with mixer tap and plumbed in shower over, bidet, low level wc, corner wash hand basin with mixer tap and cupboards beneath, tiled surrounds. Tile effect flooring, chrome towel rail/radiator.

OUTSIDE REAR:

A combination of bricks and paving form a large patio area ideal for outside entertaining which in turn leads to the garden which is mainly laid to lawn surrounded by well stocked borders and rockeries. Fencing and wall to the boundary provide privacy and a southerly aspect makes this a very pleasant garden indeed. Side access to front.

OUTSIDE FRONT:

Generous open plan corner garden to front and side, numerous shrubs and plants. Path to entrance. Double width driveway providing off road parking for two vehicles at the rear and leading to a detached double garage with twin electric up and over doors, internal power and light, double glazed rear window and personal door to garden.

SITUATION:

The property is located in a popular residential estate on the Langton Green/Rusthall borders. Within 0.25 of a mile's walk is the neighbouring village of Rusthall with its bustling high street and a number of independent retailers, restaurants and bars alongside a primary school. A little further distance is the well regarded Hare Public House in Langton Green and Langton Green primary school. Royal Tunbridge Wells town centre itself is some 2.5 miles distance offering a wider range of social and retail facilities including the Royal Victoria shopping mall and Claverley Road pedestrianised precinct, alongside the Old High Street and historic Pantiles. Langton Green also offers the Holmwood House Prep School whilst in Tunbridge Wells there are a number of primary, secondary, grammar and independent schools. Recreational facilities within the area include local cricket, rugby and golf clubs. With easy access to neighbouring villages and countryside ideal for outdoor pursuits.

TENURE: Freehold

COUNCIL TAX BAND: F

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



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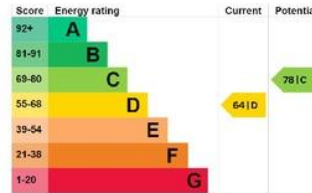
Email: tunbridgewells@woodandpilcher.co.uk

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

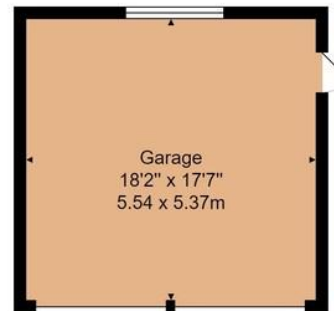
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House Approx. Gross Internal Area
1522 sq. ft / 141.4 sq. m

Garage Approx. Internal Area
320 sq. ft / 29.7 sq. m



First Floor



Ground Floor

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.