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PILCHER**

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- 3 Double Bed Cottage
- Substantial Kitchen/Dining Extension
- Beautifully Presented Throughout
- Bathroom & Sep Shower Room
- On Street Parking
- Energy Efficiency Rating: D

Stonewall Park Road, Langton Green

GUIDE £600,000 - £635,000

woodandpilcher.co.uk

3 Stonewall Park Road, Langton Green, Tunbridge Wells, TN3 0HN

If you love the character and features offered within an older property but enjoy a more contemporary style with the convenience of up to date fittings and facilities, then this particular property is one you really cannot afford to miss. The property started out as two 180 year old cottages that were combined to make an attractive double fronted home with the current vendor adding a 6 metre x 5 metre rear extension to create a superb open plan kitchen/breakfast and family space with glazed sliding doors opening out onto a patio and garden. In addition to this, the property has been extensively renovated from top to bottom including re-plumbing, re-wiring, re-plastering and the fitting of double glazed windows. The bathroom has a white suite including an elliptical free standing bath as well as a separate shower cubicle with a further shower room situated at ground floor. The sitting room has an attractive cast iron fireplace and the entrance area is fitted with a cast iron log burner to provide a warm welcome to anybody entering the cottage.

This really is quite an exceptional home set within the very desirable village of Langton Green with its highly regarded schools and local pubs - we would highly recommend you view without delay to avoid disappointment.

The accommodation comprises. Side entrance door to:

ENTRANCE HALL & RECEPTION AREA:

Open aspect to the kitchen/dining/family space. Tiled floor, cast iron log burner set into a chimney breast.

SITTING ROOM:

An attractive double fronted room with two front windows, two radiators, power points, ceiling downlights. Cast iron fireplace with tiled cheeks and paved hearth. Built in meter cupboard.

KITCHEN/DINING/FAMILY SPACE:

A large bright room with lots of light from three Velux style windows and triple double glazed sliding doors opening out onto the patio and garden. The contemporary styled kitchen includes a range of base units with oak block worktops and comprises of a single drainer sink unit with one and a half bowls and mixer tap. Electric double oven, induction hob with tiled splashback. Integrated dishwasher. Space for a large fridge/freezer. High gloss tiled floor, two vertical radiators.

UTILITY ROOM:

Fitted with a range of wall and base units with work surfaces over. Stainless steel single drainer sink unit with mixer tap, tiled splashback. Plumbing for washing machine. Tiled floor, power points, ceiling downlights.

SHOWER ROOM:

White low level wc, wall mounted wash hand basin with tiled splashback, shower cubicle with electric shower. Wall mounted 'Worcester' gas fired boiler, tiled floor, single radiator, ceiling downlights, extractor fan.



Stairs from the reception area lead to:

FIRST FLOOR LANDING:

Small window to side, ceiling downlights. Doors leading to:

BEDROOM 1:

Window to front, single radiator, power points.

BEDROOM 2:

Window to front, single radiator, power points.

BEDROOM 3:

Window to rear, built in hanging space, single radiator, power points.

BATHROOM:

A generous room wonderfully appointed with a white elliptical bath with chrome freestanding mixer tap and hand shower spray, separate glazed shower cubicle with plumbed in shower, low level wc, floating wall mounted wash hand basin with mixer tap and drawer storage. Tiled floor, chrome towel rail/radiator, ceiling downlights, extractor fan. Window to rear.

OUTSIDE REAR:

A recently laid paved patio area leads to the garden being laid to lawn with raised beds, mature hedging, shrubs and grapevine which all provide the garden with lots of privacy. Side access to front.

OUTSIDE FRONT:

Paved area with picket fence.

SITUATION:

Langton Green itself offers a small range of village shops as well as highly regarded state and independent schools. The local Hare public house provides a typical menu expected from a classic English pub. The historic spa town of Tunbridge Wells lies approximately two miles east of Langton Green and provides excellent retail, leisure and dining opportunities. The Royal Victoria Place Shopping Precinct and adjacent Calverley Road, have a wealth of prominent High Street brands with further independent boutique shops located along Mount Pleasant, the old High Street, Chapel Place and the Pantiles. For the commuter traveller, the main line station at Tunbridge Wells offers fast and frequent services to London with a journey time of approximately one hour. Alternatively a commuter coach service is available from Langton Green to London taking approximately one and a half hours. There is easy access to the M25 and national motorway network via the A21 whilst Eurostar, Gatwick Airport and the channel ports are all within easy reach.

TENURE:

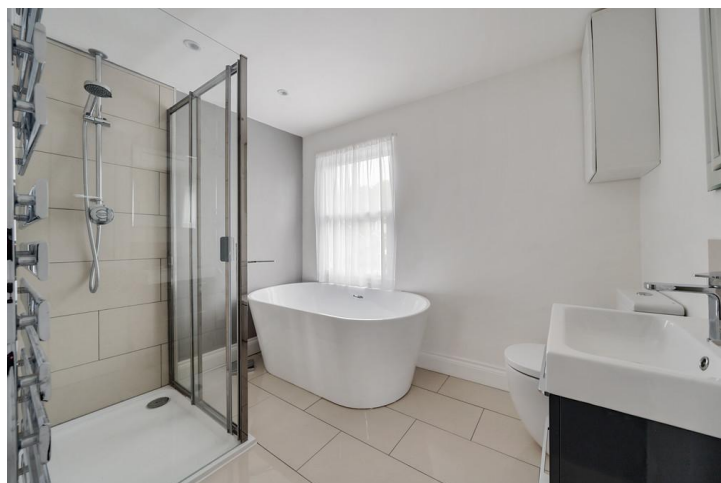
Freehold

COUNCIL TAX BAND:

D

VIEWING:

By appointment with Wood & Pilcher 01892 511211



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Approximate Area = 1218 sq ft / 113.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Wood & Pilcher. REF: 1020482

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