



LONGMEADS

LANGTON GREEN / RUSTHALL BORDER, TUNBRIDGE WELLS - £775,000



4 Longmeads

Langton Green/Rusthall Border, Tunbridge Wells,
TN3 0AX

**Entrance Porch - Hallway - Lounge With Cast Iron Wood
Burner - Dining Room With French Doors To Conservatory
With French Doors To Garden - Contemporary Kitchen -
Downstairs Shower Room - Study/Music Room - First Floor
Landing - Four Bedrooms - Bathroom - Front Garden -
Driveway With Off Road Parking For Three Vehicles -
Large Rear Garden**

Located on the Langton Green/Rusthall borders, an impressive and extended four bedroom detached family home with generous parking, excellent entertaining space and large, well stocked, westerly facing rear gardens. The property - and Rusthall itself - is surrounded by areas of Outstanding Natural Beauty and located close to Tunbridge Wells Common with further country walks and areas of woodland just a couple of minutes walk away. A glance at the attached photographs and floorplan will give an indication as to the size and quality of this proposition as well as the flexibility of living and entertaining space. What may be less obvious is the programme of improvements the owners have made since occupation to include a garage conversion, new kitchen and bathroom installations, a boiler installation in 2015, a recently fitted conservatory and insulation. This well maintained family home has a particularly relaxed charm and we consider it eminently suitable to anybody looking for a vibrant local community, accessibility of excellent schools at all levels and ready access to Tunbridge Wells and London itself via the Centaur commuter bus.

Access is via a wooden door with four inset opaque glass panels to:





ENTRANCE PORCH:

Carpeted, louvered door to deep cupboard with areas of fitted shelving and excellent general storage space. Double glazed windows to the side and front. Further partially glazed door with two inset opaque panels to:

HALLWAY:

Good areas of parquet flooring, stairs leading to the first floor, understairs cupboard, wall mounted coat hooks, textured ceiling with cornicing, wall mounted thermostatic control, warm air heating vent. Door leading to:

LOUNGE:

Of a good size and open to a dining room. Good areas of parquet flooring, various media points, warm air heating vents. textured ceiling with cornicing. Inset cast iron wood burner to a chimney with a stone mantle and surround. Excellent space for lounge furniture and for entertaining. Double glazed windows to the front and rear. This is open to:

DINING ROOM:

Good areas of parquet flooring, warm air heating vents, textured ceiling and cornicing. Good space for large table and chairs and associated dining furniture. French doors leading to:

CONSERVATORY:

Two further windows between the conservatory and dining room. Feature tiled floor with underfloor heating and constructed of lower level brick work with double glazed panels. Double glazed French doors to the rear garden with windows to either side.

KITCHEN:

An attractive contemporary styled kitchen with woodblock work surface. Inset single bowl Butler sink with mixer tap over. Space for freestanding electric oven with extractor hood over. Space for freestanding fridge/freezer, space for dishwasher and washing machine. Floor mounted 'Johnson & Starley' boiler. Good general storage space. Space for breakfast table and chairs. Tiled floor with underfloor heating, warm air vent. Window to conservatory and double glazed windows to the rear with fitted Roman blind. Double glazed door with inset opaque panels to the garden.

GROUND FLOOR SHOWER ROOM:

Low level WC, large walk-in shower cubicle with fitted glass screens and single shower head over, pedestal wash hand basin. Vinyl floor, part tiled walls, wall mounted towel radiator, wall mounted mirror, wall mounted electric shaver point, extractor fan. Opaque double glazed windows to the side.

STUDY/MUSIC ROOM:

Areas of exposed pine floorboards, cornicing. Space for study furniture and for general storage. Double glazed window to the front.

FIRST FLOOR LANDING:

Carpeted, textured ceiling with cornicing, loft access hatch. Double glazed windows to the front. Doors leading to:

BEDROOM:

Good areas of exposed pine floorboards, textured ceiling with cornicing, warm air heating vent. Fitted cupboard with inset hot water cylinder and good areas of general storage. Space for bed and associated bedroom furniture. Double glazed windows to the front.

BATHROOM:

Fitted wash hand basin with mixer tap over and storage below and concealed WC, panelled bath with mixer tap over, fitted glass shower screen and single head electric shower over. Vinyl floor, tiled walls, wall mounted towel radiator, wall mounted mirror, wall mounted electric shaver point. Opaque double glazed window to the side.

BEDROOM:

Carpeted, textured ceiling with cornicing, warm air heating vent. Space for double bed and associated bedroom furniture. Two sets of double glazed windows to the rear.

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OUTSIDE FRONT:

The front garden has a sizeable driveway with space for 3 vehicles and further areas of lawn. A shingle bed area immediately adjacent to the lounge window and a combination of retaining wooden and hedge fencing. A further well stocked bay to one side of the front door with a path running to a side gate and the rear garden beyond.



OUTSIDE REAR:

Of a westerly aspect with an excellent degree of privacy. There is a generous area to the side of the property with a wide pathway, areas of external storage and an external tap. A good sized patio area to the immediate rear of the property with good space for garden furniture and for entertaining with a low level brick retaining wall and steps leading to the garden. This is principally set to lawn with deep, well stocked shrub beds on either side with a number of mature plantings and specimen trees and wooden fencing beyond. There is a smaller area of garden beyond the principal garden with a play area, further areas of raised bedding, log storage area, three detached sheds, greenhouse, composting area and a further area of lawn with retaining wooden fencing.

SITUATION:

The property is well located on the boundaries of Langton and Rusthall some 2 miles distant from the centre of Tunbridge Wells. Rusthall itself has a host of village amenities including a number of shops and restaurants for every day needs including a local GP surgery, pharmacy, dentist and vet alongside a library, post office and local primary and pre-schools. There are a host of public houses and restaurants in the area, most especially The Hare, the highly renowned gourmet pub at Langton Green. Rusthall is surrounded by areas of woodland and common land whilst still having good access to both Tunbridge Wells and London. Tunbridge Wells itself has a wider mix of social, retail and educational facilities to include a number of sports and social clubs and two theatres, a host of well regarded schools at primary, secondary, independent and grammar levels and a range of principally independent retailers, restaurants and bars between the Pantiles and Mount Pleasant with a wider range of multiple retailers at the Royal Victoria Place and nearby North Farm. Tunbridge Wells itself has two main line railway stations offering fast and frequent services to London, but Rusthall also has use of the Centaur commuter bus with two early morning departures to the City.

TENURE: Freehold

COUNCIL TAX BAND: F

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Ground Floor



First Floor

Approx. Gross Internal Area 1587 ft² ... 147.4 m²

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

23 High Street, Tunbridge Wells,
Kent, TN1 1UT
Tel: 01892 511211

Email: tunbridge.wells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBORO UGH & ASSOCIATED LONDON OFFICE

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