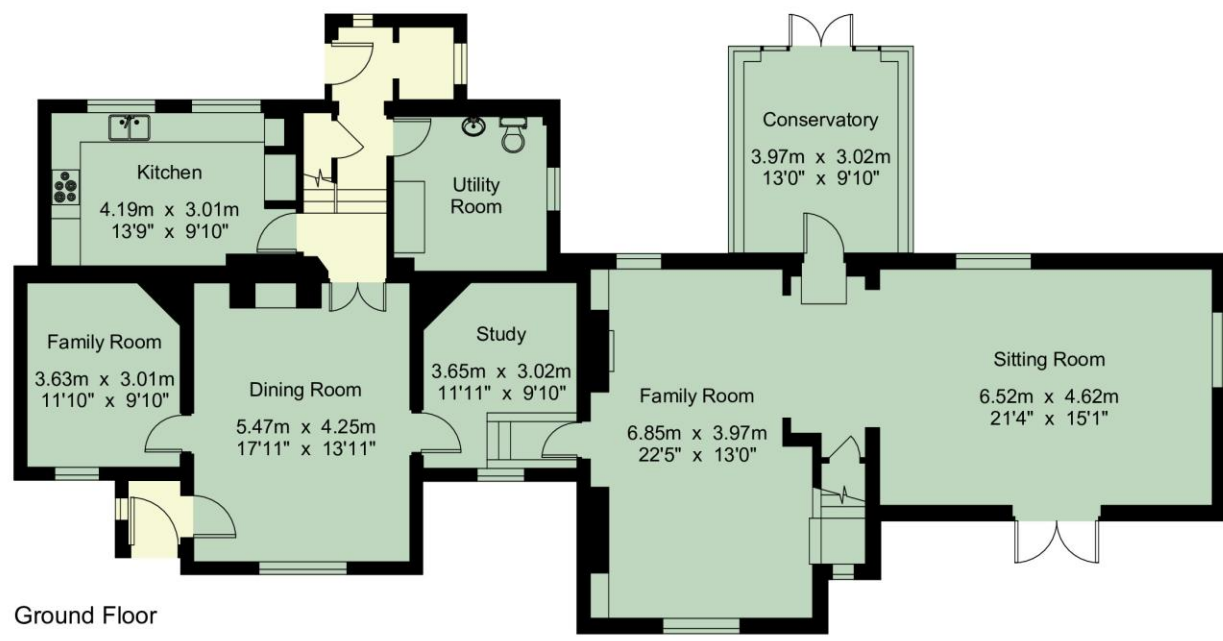


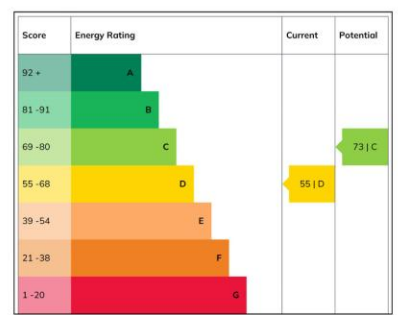
First Floor



Ground Floor

Dornden Farmhouse

House - Gross Internal Area : 244.8 sq.m (2635 sq.ft.)



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Dornden Farmhouse

Langton Road, Langton Green, TN3 0BD



Dornden Farmhouse is the perfect property for those seeking an idyllic countryside setting, away from traffic yet within 2 miles of the central station. This handsome attached period property features beautifully proportioned rooms with tall, vaulted ceilings and has been carefully upgraded by the present owners.

A beautiful and private south facing garden includes sweeping lawns and woodland. Hall, triple aspect Sitting Room, Conservatory, vaulted ceiling Dining Room, Snug, Study, Kitchen, Utility Room, 4 Bedrooms, Bath/Shower Room, Large Private Garden, Security System, ample Parking.

Guide price £1,450,000 Freehold



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ A handsome period property dating back to 1820 with later additions in an enviable quiet and private setting yet convenient to Langton Green and Tunbridge Wells.
- ◆ Internal features include a 4.56m 14'11" vaulted dining room and solid wood floors to all the main rooms throughout the property.
- ◆ A fabulous 'L' shaped main reception room enjoys a triple aspect and French doors to the garden.
- ◆ Hand painted 'Neptune' kitchen with rounded marble worksurfaces.
- ◆ Private south facing large garden with sweeping lawns and woodland with specimen trees.
- ◆ Substantially built studded front door leads into a lobby with stained glass window.
- ◆ Impressive 4.56m 14'11" vaulted dining room, chandelier lit (included in sale), tall, mullioned windows with views to the garden plus an additional high level window.
- ◆ Also featuring an attractive Oak fireplace surround with multifuel stove, and an impressive picture rail.
- ◆ Contrasting snug to the side with mullioned window to the front.
- ◆ The attractive kitchen with tall ceiling 3.80m 12'5" and fitted with Neptune hand painted solid wooden cabinets with rounded granite worksurfaces to include a freestanding butchers block island unit with extendable worksurface, ceramic double sink and terracotta tiled floor.
- ◆ Appliances include a Samsung Fridge Freezer, 2 Oven and Grill Rangemaster, Microwave, and Dishwasher.
- ◆ Generous size utility room with tiled floor and window, includes low



- level WC, pedestal wash basin, plumbing for washing machine and houses an oil fired boiler for central heating.
- ◆ Study also features the triple height mullioned window with view to garden.
- ◆ Stunning 'L' shaped sitting room with an east, south and west orientation and include French doors, working fireplace at one end for the 'Christmas Party' and architectural features include stone pointed arches.
- ◆ A conservatory leads off of the sitting room with French doors out to the garden.
- ◆ Rear hall with useful coat/shoe recess includes a back door giving access to a sheltered area of garden.
- ◆ Turned staircase leads to the first floor landing and to 3 delightful bedrooms all double in size and all enjoying attractive country views.
- ◆ Bedroom 1 has an ample range of fitted wardrobe cupboards.
- ◆ Large bath/shower room fitted with a separate shower cubicle, low level WC, bidet, freestanding column radiator, claw foot bath, chrome towel rail and window.
- ◆ Separate staircase from the rear hall leads to the 4th bedroom which enjoys a dual aspect and attractive views.

Outside

- ◆ The property is approached off the Langton Road down a long tarmac private road shared with 2 other properties, Dornden Farmhouse branches to the right at the end where there is ample parking, from here secure gates give access to a path under a stunning Oak tree revealing the property the other side.
- ◆ The garden can be divided in to 3 headings:
 - ◆ **Main Garden:** Features sweeping lawns with flower borders and a southerly aspect.
 - ◆ **Woodland:** a wooded area lays to the south and west of the boundaries and include a mixture of Portuguese Laurel (for firewood) stunning specimen trees which include a Atlantic Pine and beautiful beech trees.
 - ◆ **Productive area:** Sheltered area of garden accessed from the back door has been made into a productive area with raised beds, outside power points, (at front and at gates) garden shed and outside butler sink.
- ◆ **Location**
- ◆ The ideal location for buyers seeking countryside yet require infrastructure of town and station.
- ◆ Positioned at the end of a long private drive shared with other properties away from the busy main road.
- ◆ Conveniently located for Langton Green Primary School and Holmewood House.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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