



# EAST GATE LODGE

LANGTON GREEN - £650,000 - £675,000





# East Gate Lodge, Speldhurst Road, Langton Green, TN3 0JN

An attractive 1820's built former gate house with fantastic views across farmland, situated in a semi rural position on the outskirts of Langton Green.

**Entrance Hall - Study - Open Plan L Shaped Living and Dining Room  
Kitchen with Range style cooker - Utility Room - Double Glazed  
Conservatory - 3 Well Proportioned Bedrooms - Separate Shower  
Room and Bathroom - Gardens to Rear and Side - Extensive Off Road  
Parking - Gas Central Heating - Double Glazing**

## **INTRODUCTION:**

East Gate Lodge is set within an area of outstanding natural beauty providing a semi rural outlook with rear views across farmland. The property was believed to have originally been built during the 1820's and later extended and improved to provide a modern comfortable home with double glazing and gas central heating. The well proportioned accommodation includes three good sized bedrooms, bathroom with white suite and Jacuzzi bath, as well as an additional shower room. The open plan lounge/dining and kitchen makes this a great area to entertain and French doors connect to the double glazed conservatory from which you can enjoy the farmland views, all year round. This individual home is sure to attract considerable attention and early viewing is strongly recommended.

The accommodation comprises: Double glazed entrance door to:

## **ENTRANCE HALL:**

Single radiator, solid wood flooring, coved ceiling with down lights, wall lighting.

## **STUDY:**

Coved ceiling, wall lighting, wood flooring, front window, single radiator.

## **BEDROOM 2:**

Coved ceiling, window to front, double radiator, power points.





**BATHROOM:**

White suite comprising of a panelled Jacuzzi bath with mixer taps and hand shower spray, low level wc wall mounted wash hand basin, tiling to walls, ceiling down lights, extractor fan, towel rail/radiator, slate tiled floor, shavers point, recessed shelving.

**OPEN PLAN LIVING/DINING AREA:**

An L shaped room with wood flooring, coved ceiling, down lights, one single and two double radiator, wall lighting, wall mounted gas fired flame effect fire, central heating the mostat, window to rear and open aspect to:

**KITCHEN:**

Fitted with a range of wall and base units with in frame panelled fronts, granite work surfaces, stainless steel one and a half bowl sink unit with mixer taps, integrated dishwasher and fridge freezer, Range master cooker with electric fan oven and five gas burners, extractor hood above, ceiling down lights under cupboard lighting, wine rack, cupboard housing the Vaillant combination gas fired boiler, two skylight windows, tiled floor.

**UTILITY ROOM:**

Base units with work surfaces over, stainless steel sink unit, mixer taps, space for washing machine, power points, coved ceiling, windows and double glazed door to rear.

**CONSERVATORY:**

Double doors from the open plan living space lead to this double glazed conservatory which has excellent views over the adjoining farmland, stone tiled floor, electric wall heater, power points, double French doors to the garden.

**INNER HALLWAY:**

Wood flooring, coved ceiling, down lights.

**SHOWER ROOM:**

Large walk in shower cubide, counter sunk wash hand basin with mixer taps, low level wc, built in cupboards, tiling to wall and floor, ceiling light/heater, chrome heated towel rail, extractor fan, recessed cosmetics shelving.

**BEDROOM 3:**

At present being used as a dressing room and fitted with an extensive range of built in hanging space and storage including a small dressing table with vanity mirror, window to side, power points, single radiator.



### BEDROOM 1:

Wood flooring, coved ceiling, wall lighting, two double radiators, windows on two sides and patio doors providing views over the farmland open to the rear garden.

### OUTSIDE REAR:

Paved patios and pathways lead to the main garden which is laid to lawn, bordered on one side by mature Rhododendron and shrubs with post and rail fence to the opposite side to allow views over the countryside. A second area of garden includes a small lawn and a hedge screen concealing a large vegetable garden with several fruit trees and storage shed.

### PARKING:

A single hard standing parking area will accommodate up to four vehicles.

### TENURE:

Freehold.

### SITUATION:

Langton Green itself offers a small range of village shops as well as highly regarded state and independent schools. There is a choice of two pubs close by. The historic spa town of Royal Tunbridge Wells is approximately two miles east of Langton Green providing excellent retail, leisure and dining opportunities, as well as the main line station with services to London. Alternatively a commuter coach service is available from Langton Green taking approximately one and a half hours.

### VIEWING:

By telephone appointment to Wood & Pilcher on 01892 511211.

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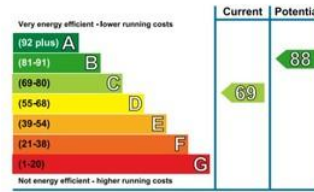
23 High Street, Tunbridge Wells,  
Kent, TN1 1UT

Tel: 01892 511211

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

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

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Approx. Gross Internal Floor Area 1368 sq. ft / 127.09 sq. m

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