THE OLD COTTAGE
Langton Road, Langton Green, Tunbridge Wells, Kent, TN3 0BA
A charming Grade II listed property set within delightful established gardens just 1.6 miles from central Tunbridge Wells

Entrance hall • dining room • sitting room • family room • kitchen/breakfast room • inner hall • utility room • cloakroom • galleried landing • 5 double bedrooms • 2 bathrooms • cloakroom • attic storage • attached garage • established gardens • garden sheds and greenhouse • driveway parking • about 0.48 acres

Description
The Old Cottage is a charming detached period property, originating from the early/mid-17th century and providing deceptively spacious family accommodation with character features including aged beams and inglenook fireplaces. A particular feature of the property is the delightful mature and well-stocked garden creating a lovely setting and offering an attractive outlook from all rooms. Further points of note include:

- substantial wood front door into a wood-floored entrance hall with a window to the side;
- dining room with a wide window to the front framing a view of the garden and an inglenook fireplace;
- dual-aspect sitting room with an outlook over the garden and a leaded light glazed door opening out to a walled rear garden. Stone fireplace with a moulded edged oak mantel;
- light and bright family room with built-in shelving with cupboards below and an inglenook fireplace with a gently curved bressumer over;
- kitchen with an outlook to the rear garden, fitted units and integrated appliances including a 1 ½ electric oven and a 4-ring gas hob with a concealed extractor over. Wide archway with a peninsula unit leading to a breakfast room with French windows to the walled garden;
- separate utility room with a peninsula unit leading to a breakfast room with French windows to the walled garden;
- five bedrooms, all with fitted cupboards, two bathrooms and a separate cloakroom complete the accommodation.

Outside
The Old Cottage is accessed from the road over a driveway leading to a turning and parking space in front of the garage. The main areas of garden are set to either side of the drive,
with an area of lawn interspersed with mature trees to the right and a fruit and vegetable garden sheltered by mature beech hedging and garden walling beyond. To the left of the driveway, the lawned garden is well screened by mixed mature shrubs and specimen trees along the drive, giving a variety of colours and textures, with established border beds planted for year-round interest.

The rear garden, accessed from the sitting room, breakfast room and utility room, is enclosed by brick and stone walling to three sides, with well-stocked beds framing distinct areas, including a raised gravel terrace, a covered well and a level lawn, in all providing a sheltered area for outdoor living in the warmer months.

Situation
The Old Cottage is located between the villages of Langton Green and Rusthall, on the western outskirts of Tunbridge Wells, with its wide selection of shops, restaurants, entertainment and leisure facilities. Langton Green offers local amenities including a public house, butcher, bakery, restaurant, convenience store and petrol station.

Mainline rail: Tunbridge Wells (about 1.8 miles) has services to London Cannon Street and London Charing Cross (via London Bridge and Waterloo East) with journey times from 47 minutes.

State and private schools: Langton Green Primary school (rated as “Outstanding” in the latest Ofsted report) and Holmewood House preparatory school in the village. Kent grammar schools in Tunbridge Wells and Tonbridge. Independent secondary schools in Sevenoaks, Tonbridge, Mayfield and Eastbourne.

Communications: The A21 can be accessed just to the north of Tunbridge Wells, linking to the M25 and thereby to the national motorway network, Gatwick and Heathrow airports and the south coast.

Directions: From Tunbridge Wells, take the Langton Road (A264) west towards Langton Green. Cross Rusthall Common, with Coach Road on the right and Tea Garden Lane on the left, then the gates to Rust Hall on the left and the entrance to The Old Cottage will be found after a short distance on the right-hand side, with a mature fir tree on the near corner.

Additional Information
Services: Mains gas-fired central heating. Mains water, electricity and drainage.

Outgoings: Tunbridge Wells Borough Council: 01892 526121. Tax band G.

Viewing: Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.
Floor Plans

Gross Internal Area (approx)

- House = 267.1 sq m / 2875 sq ft
- Attic = 58.3 sq m / 625 sq ft
- Garage = 23.4 sq m / 252 sq ft

Important Notice

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Floor Plans

Ground Floor

- Sitting Room: 7.84 x 4.01 / 25’9 x 13’2
- Hall: 2.86 x 2.28 / 9’5 x 7’6
- Bedroom: 3.33 x 2.77 / 10’11 x 9’1
- Utility Room: 4.17 x 3.27 / 13’8 x 10’9
- Garage: 5.03 x 4.23 / 16’6 x 13’11

First Floor

- Bedroom: 4.12 x 2.84 / 13’6 x 9’4
- Bedroom: 6.12 x 4.42 / 20’1 x 14’6
- Bedroom: 4.75 x 4.47 / 15’7 x 14’8

Second Floor

- Bedroom: 4.33 x 4.18 / 14’2 x 13’9
- Bedroom: 4.12 x 2.84 / 13’6 x 9’4
- Bedroom: 4.75 x 4.47 / 15’7 x 14’8
- Attic Storage: 15.55 x 3.76 / 51’0 x 12’4

Garage = 23.4 sq m / 252 sq ft

= Reduced headroom below 1.5m / 5’0

Brochure by floorplanz.co.uk