



**WOOD & PILCHER**



- 3 Bed Attached Property
- Period Features
- Pretty Cottage Style Gardens
- Garage & Off Road Parking
- No Onward Chain
- Energy Efficiency Rating: D

**Barrow Lane, Langton Green**

**GUIDE PRICE £450,000 - £475,000**

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## **Lilac Cottage, Barrow Lane, Langton Green, Tunbridge Wells, TN3 0BP**

A well presented and spacious three bedroom attached period property on this pleasant road close to both Langton Green and Holmewood Ridge school. Well maintained by the current owners, the property has good sized reception rooms in the form of both a lounge and a separate dining room (the latter with an inglenook fireplace), as well as a ground floor wc and separate shower room with three good sized bedrooms and a further family bathroom to the first floor. Externally the property has pretty cottage style gardens to the front and generous parking to the rear - accessible via a path from the back door to a private garage with further off road parking in front and additional spaces nearby available on a first come, first served basis. The property is also offered with no onward chain helping to streamline the purchase process.

Access is via a partially glazed double glazed door with three inset feature panels, leading to:

### **ENTRANCE HALL:**

Carpeted. Wall mounted coat hooks, cornicing, two radiators, stairs to first floor. Understairs cupboard and further cupboard serving as a cloakroom with additional storage. Doors leading to:

### **WC:**

Fitted with a wall mounted wash hand basin with tiled splashback, low level wc, various fitted storage units. Vinyl floor, cornicing, radiator. Opaque Georgian style double glazed window to the side.

### **KITCHEN:**

Fitted with a range of wall and base units and a complementary work surface. Integrated electric oven, inset four ring gas hob with extractor hood over. Inset one and a half bowl sink with mixer tap over. Space for freestanding washing machine, dishwasher and fridge/freezer. Wall mounted boiler. Vinyl floor, part tiled walls. Georgian style double glazed windows to the front and Georgian style double glazed windows to the side with fitted blinds.

### **LOUNGE:**

Carpeted. Georgian style double windows to the front forming a shallow bay window, radiator, various media points, picture rail and feature electric fireplace with tiled surround and a wooden mantle.

### **DINING ROOM:**

Carpeted. Double glazed windows and double glazed doors to the side, dado rail, cornicing, radiator. Feature inglenook style fireplace with areas of exposed brickwork and beams.

### **SHOWER ROOM:**

Carpeted. Fitted with a corner shower cubicle with single head shower, tiled walls, radiator, good areas of additional storage space. Opaque Georgian style double glazed window to the side.

### **FIRST FLOOR LANDING:**

Carpeted. Loft access hatch, radiator. Georgian style double glazed window to side and rear. Louvered doors to a deep storage cupboard with good areas of fitted shelving. Doors leading to:



**BATHROOM:**

Carpeted. Fitted with a suite comprising of low level wc, wash hand basin inset into vanity unit, panelled bath with mixer tap over and shower attachment. Good areas of fitted storage shelves, tiled walls, towel radiator, coming. Opaque Georgian style double glazed windows to the side.

**BEDROOM:**

Carpeted. Dual aspect Georgian style double glazed windows each with fitted blinds. Radiator, coming.

**BEDROOM:**

Carpeted. Shallow bay window formed of Georgian style double glazed windows. Radiator, picture rail.

**BEDROOM:**

Carpeted. Georgian style double glazed windows to side with fitted roller blind. Fitted airing cupboard to the side of the original chimney breast. Radiator, picture rail.

**OUTSIDE:**

There is a wooden gate leading to the gardens that are principally set to lawn with a raised patio area, stepping stones to the path leading to the front door, feature shrub bed. Retaining hedging and fencing to both sides. There is a low maintenance paved area running to the front door and to the side of the property where there are various external storage units and a water butt.

**PARKING:**

There is a parking area at the rear of the property accessed via Holmewood Ridge. The property enjoys a single garage with an additional parking space immediately outside of the garage. There are further allocated parking spaces on the right hand side of the corner garage for use by all the cottages on a strictly, first come, first served basis.

**SITUATION:**

The property enjoys a convenient residential location in Langton Green. It is a short walk from the green itself, the various village shops and more importantly, The Hare public house and well regarded Langton Green primary school. Enjoying good access to areas of Kent and East Sussex open countryside, the property is also proximate to Royal Tunbridge Wells town centre (being some two and a half miles distant) offering a fuller range of social, retail and educational facilities to include the Royal Victoria Place Shopping Mall and Calverley Road pedestrianized precincts and a number of well regarded primary, secondary, grammar and independent schools. Langton Green also offers the Holmewood House Preparatory School and Rosehill. Recreational facilities within the area include local cricket, rugby and golf clubs, Tunbridge Wells Sports and Leisure Centre and easy access to the aforementioned countryside and neighbouring villages with a range of outdoor pursuits.

**TENURE:**

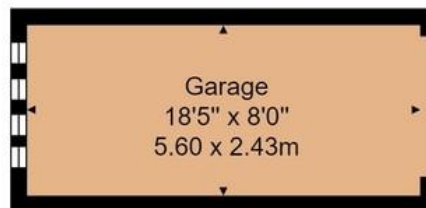
Freehold

**VIEWING:**

By telephone appointment to Wood & Pilder on 01892 511211.







Garage



Ground Floor



First Floor

House Approx. Gross Internal Area 1127 sq. ft / 104.7 sq. m  
Garage Approx. Internal Area 146 sq. ft / 13.6 sq. m

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.

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