

22 NEWLANDS
LANGTON GREEN, TUNBRIDGE WELLS TN3 0DB



KINGS ESTATES

PROFESSIONALS IN PROPERTY



2 2 N E W L A N D S
LANGTON GREEN, TUNBRIDGE WELLS, TN3 0DB

Situated in one of Langton Green's most desirable residential roads, this 3 / 5 bedroom detached chalet style house presents an inviting opportunity for a new owner to create a home tailored to their own vision. Built in the 1960s and offering generous proportions throughout, the property holds great promise for refurbishment and possible extension, subject to the usual consents. Available with the benefit of No Onward Chain.

- Detached Chalet Style House In Prime Langton Green Setting
- Spacious Versatile Accommodation - 182.8 Sq M / 1968 Sq Ft Including Garage
- Exciting Refurbishment And Extension Potential
- Generous Sitting Room With Garden Outlook
- Close To Village Amenities, Schools And Countryside Walks
- Two Ground Floor Bedrooms If Desired & Ground Floor Shower Room
- Three First Floor Bedrooms & Bathroom on the First Floor
- Fully Enclosed North East Facing Rear Garden
- Garage With Electric Door & Integral Access & Plentiful Off Road Parking

Energy Efficiency Rating: C





THE PROPERTY

The entrance porch leads through to a welcoming hall, from which the principal reception rooms are reached. The sitting room enjoys a lovely outlook across the garden, with sliding doors opening to the rear and an open fire with a stone surround. The adjoining breakfast room also overlooks the garden and connects directly to the kitchen, creating an easy flow across the ground floor. The kitchen offers a practical layout with fitted units, an integrated oven, gas hob and an external door.

A versatile dining room, which could equally serve as a ground floor bedroom, enjoys a dual aspect and built-in storage. A further bedroom or reception room on this level also benefits from fitted cupboards. There is also a ground floor shower room with WC.

The first floor provides three additional bedrooms. The main bedroom has a pleasant front outlook and generous eaves storage, while the second bedroom overlooks the garden and leads through to a third bedroom with fitted cupboards and views to both front and rear. A family bathroom completes the upper floor.

Outside, the property features a generous and fully enclosed north east facing rear garden, offering space for family enjoyment and future landscaping. There is side access and two sheds. The garage enjoys integral access, an electric up and over door and a rear access door, with plentiful driveway parking in front.

The location is a particular highlight, with the village amenities of Langton Green and Rusthall within easy reach, lovely countryside walks close by and Tunbridge Wells town centre and station approximately two miles distant. The area is well served for schooling and offers excellent commuter links and leisure facilities, making this a well connected and appealing place to live.

OTHER INFORMATION

Tenure - Freehold

Council Tax Band - F - Tunbridge Wells Borough Council

We advise all interested purchasers to contact their legal advisor and seek confirmation of this information prior to an exchange of contracts.

THE LOCATION

This chalet style detached house in Newlands enjoys a prime position in the heart of Langton Green, a highly regarded village just west of Tunbridge Wells. The property is ideally placed for everyday convenience, with local amenities including the village store, bakery, farm shop, newsagent, petrol station and the popular Hare gastropub all within easy reach.

Rusthall village is just under 2 miles away and offers a further selection of shops and services, while the comprehensive facilities of Tunbridge Wells town centre, including The Pantiles, are around 2.3 miles by road. Tunbridge Wells mainline station is approximately 2.1 miles, providing regular services to London Bridge, Cannon Street and Charing Cross in under an hour.

The area is well known for its choice of schools. Langton Green Primary School is around 0.4 miles away, with Holmewood House Preparatory School approximately 1.2 miles distant. Grammar and secondary schools in Tunbridge Wells are also readily accessible.

Residents enjoy a wealth of leisure opportunities, with nearby countryside offering beautiful walks, and wider sporting and recreational facilities in and around Tunbridge Wells including parks, golf courses, tennis, cricket and cultural venues. The A264 lies around 1.6 miles to the south, linking with the A21 for routes to the M25, London airports, Ebbsfleet International and the south coast.

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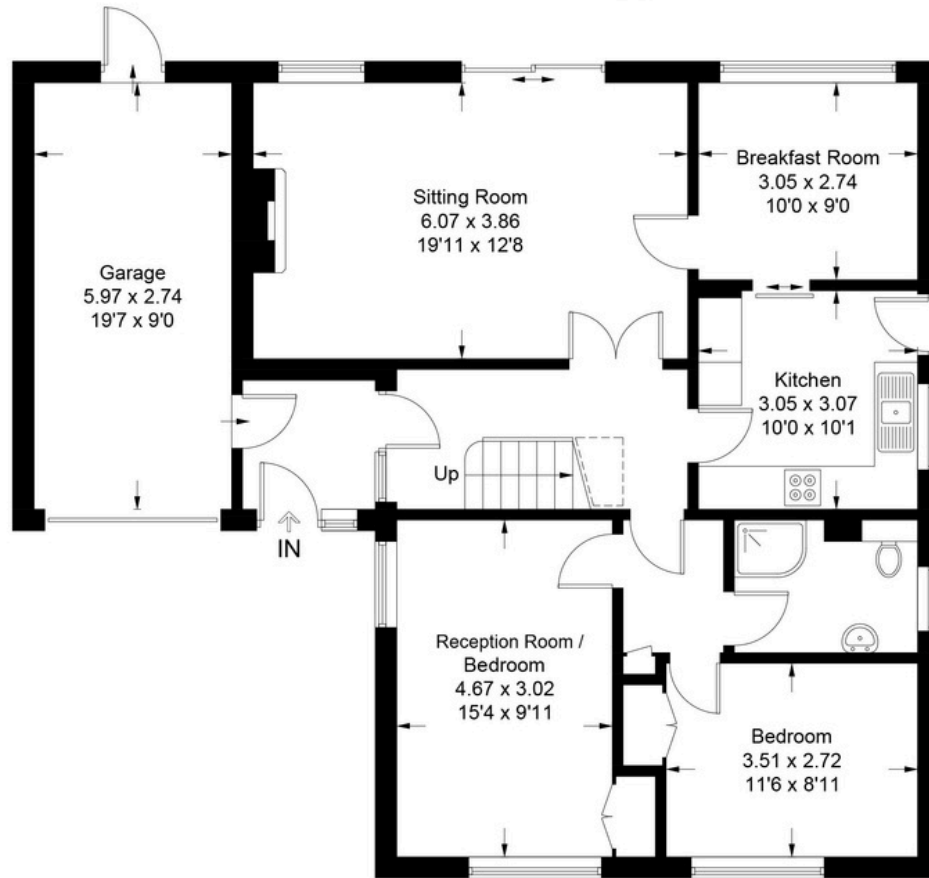
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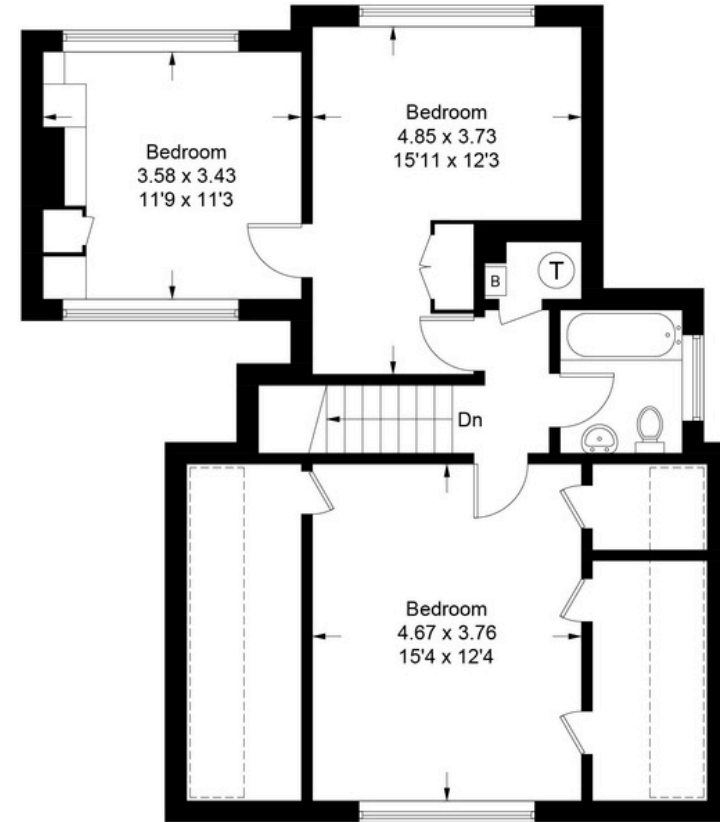
Approximate Gross Internal Area = 182.8 sq m / 1968 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1262136)

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