

21 Longmeads, Langton Green





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Wonderful Unique 4-Bedroom Family Home in Superb Location

Accommodation Summary

- Detached house
- 4 bedrooms, 1 en-suite
 - Living room
 - Dining room
- Kitchen/breakfast room
- Modern bathroom, with balcony
 - Off street parking
 - Garden with studio
 - Sought after location
- Potential for development



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This fantastic home is set in a popular location which presents a perfect dynamic of excellent schools, superb transport links and a stunning rural back drop.

Set back from its sought-after village road behind a paved driveway with parking for several cars, its front garden with lawn and pear tree provides rear garden access at both sides.

The clean lines of its steep sloping roof are balanced between its second-floor dormers, whilst a red brick exterior and beautiful leaded windows provide plenty of kerb appeal.

A covered part glazed door opens into a bright entrance hallway, an under-stair recess with storage cupboards to keep the space clutter free.

First on the left is the dining room, a window seat below its bay window to enjoy the natural light flooding in. It is a welcoming space with wooden flooring and a double-sided fireplace adding character and warmth in the colder months.

Behind is the living room, also benefiting from the focal fireplace, with glazed rear aspect doors bringing views of the garden in and providing plenty of room for family sofas.

Returning to the hallway and at the rear is the kitchen/breakfast room that delivers wonderful cooking facilities. Warm wooden cabinetry, contrasting beautifully with the counter surfaces, houses the integrated appliances. A larger cupboard and stylish open shelving provide additional storage space with a defined area for the washing machine. It is a bright room with double aspect windows and a glazed door giving garden access to the side. There is plenty of space for a table and chairs.

Climbing the stairs to the first floor, there are three bedrooms, two of which are generous doubles, and all with large windows.

The family bathroom is fresh and modern with a double ended freestanding bath, warm wooden flooring and contemporary wall tiling. A rear aspect window reflects light off its white fittings and uniquely, a glazed door gives access out onto a sit on balcony.

Up a further flight of stairs to the second floor is a further large bedroom with generous storage and an en-suite shower room. It could double as a kid's playroom or a home office.

Outside, the garden is safely enclosed for children and pets and it enjoys an open aspect, as it backs onto the village primary school grounds. A paved terrace sits at the rear of the house for summer entertaining and also offers scope for extension. Paved steps lead up to another terraced area with a pathway winding to the back of the garden, flanked by areas of lawn. Mature trees, shrubs and stocked flower beds are dotted around the garden and there is a wooden log store, a shed for storage and a garden studio with lighting and electricity.

This fantastic family home is welcoming, spacious and well-presented; perfect to move in straight away. It also offers you the opportunity to extend. A must see!





Brick arched porch with part opaque glazed entrance door, which opens into:

Entrance Hall: front aspect part opaque diamond leaded double-glazed windows, under stair open recess with fitted cupboard housing meters, radiator and doors opening into:

Dining Room: 11'11 x 12 front aspect diamond leaded double glazed bay window, window seat, wooden flooring, fitted open shelving, column radiator, double sided central fireplace, opening into:

Living Room: 12'4 x 11'5 rear aspect glazed sliding doors, wooden flooring, double sided central fireplace and column radiator.

Kitchen/Breakfast Room: 18'10 x 9'11 side aspect opaque double glazed window, side aspect double glazed window, rear aspect double glazed window, side aspect opaque glazed door, 1 ½ stainless steel sink with mixer tap and drainer, integrated dishwasher, fitted Bosch double oven in tall housing unit, 4 ring induction hob, stainless steel and glass extractor, fitted fridge and freezer, eye level open shelving, base level units, tall housing unit, tiled splashback, wooden effect flooring, column radiator, area with space and plumbing for appliance and wall hung boiler, larder cupboard with side aspect opaque double glazed window, shelving, electricity and room for appliance.

Stairs up to first floor landing with mid landing side aspect opaque diamond leaded double glazed window, radiator and doors opening into:

Bedroom 1: 11'11 x 11'5 front aspect diamond leaded double glazed window and radiator.

Bedroom 2: 11'11 x 11'4 rear aspect double glazed window, airing cupboard housing the water cylinder with shelving for linen, open recess with hanging rail and shelving and radiator.

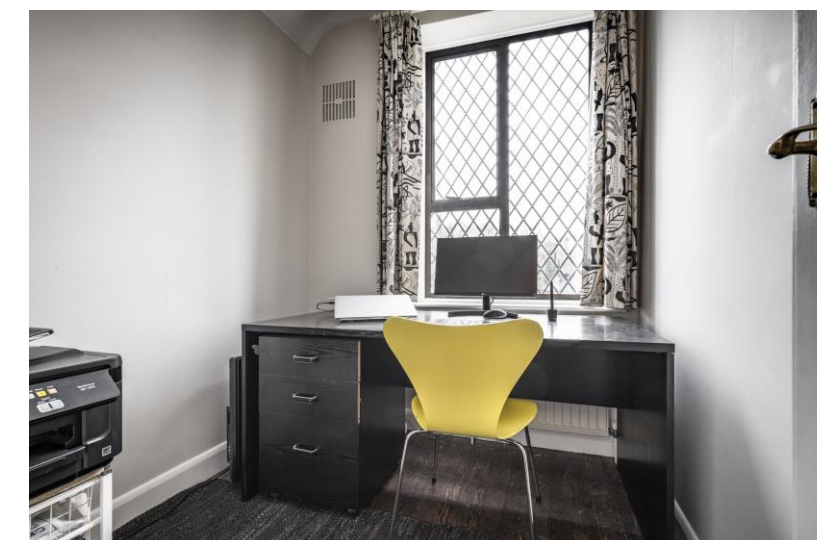
Bedroom 4: 6'3 x 6'9 front aspect double glazed diamond leaded window, wooden flooring and radiator.

Bathroom: rear aspect opaque double glazed window, rear aspect opaque glazed door opening onto the balcony, freestanding double ended bath with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap over, low level WC, wooden effect flooring and heated towel rail.

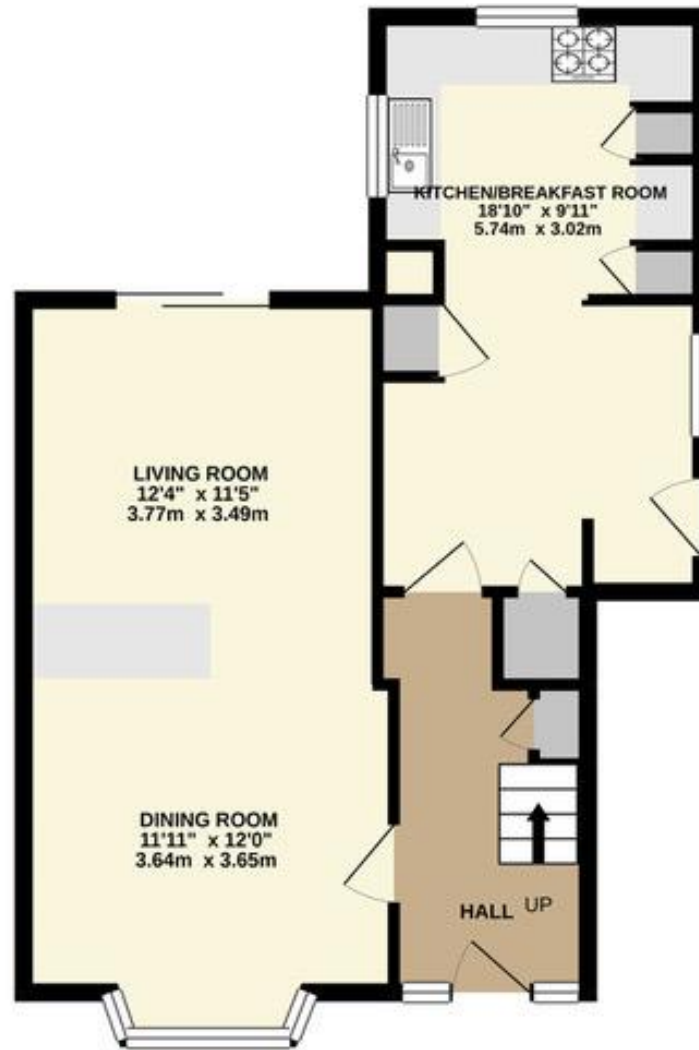
Stairs up to second floor opening into:

Bedroom 3: 17 x 16'2 front aspect diamond leaded double-glazed window, side aspect diamond leaded glazed windows, fitted wardrobes with hanging rails and shelves, eaves storage cupboards, radiator and door opening into:

En-suite: rear aspect opaque double-glazed window, laminate flooring, low level WC, slimline wall hung wash hand basin, part tiled walls and shower cubicle with wall mounted shower attachment.



GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 1308 sq.ft. (121.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	73
England & Wales	EU Directive 2002/91/EC	



Outside: To the front is an area of lawn behind a low brick wall with perimeter fencing and some plants. A paved driveway with parking for several cars sits to the right, with a pear tree. Wooden gates at both sides provide rear garden access. At the rear is a garden with a paved terrace at the rear of the house, paved steps up to an additional paved terrace area, a wooden log store, areas of lawn with a central paved pathway, some trees, shrubs and stocked flower beds. There is a wooden storage shed and a garden studio with lighting and electricity. Wooden fencing encloses the garden at all perimeters.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band E (£2,298.55) / EPC: E (41)

AREA INFORMATION: Tunbridge Wells, Kent

The property is set in a charming semi-rural village, approximately 2 miles to the west of Tunbridge Wells town centre. The village itself has its own local convenience stores, popular primary school, pubs and a cricket green. It also benefits from open countryside and sprawling woodland on its doorstep. Tunbridge Wells, steeped in royal history and architectural heritage, provides a wealth of modern-day shopping, entertaining and recreation facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside, it is a highly sought after area for property owners. Tunbridge Wells' historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need can also be met by the comprehensive range of department stores and national chains at the Royal Victoria Place Shopping Centre. Excellent local primary schools such as Langton Green Primary, Rusthall St Paul's Primary, Holmewood House and Claremont School sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of exceptional state secondary schools in the borough and the nearby Tonbridge and Sevenoaks Schools, parents are definitely spoilt for choice. Recreational amenities include Dunorlan and Grosvenor Parks, Calverley Grounds and the Assembly Hall and Trinity theatres. Nevill Golf Club, St Johns Sports Centre and local rock climbing offer an abundance of sporting facilities. Tunbridge Wells mainline station, which is approximately 1.5 miles away, has a fast and frequent train service into central London. A commuters dream, as even in off-peak, there are up to four trains an hour to London Charing Cross in a 50 minute journey times or less.



