

30 Farnham Lane, Langton Green, Tunbridge Wells





Hotpoint

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ULTRA

# 30 Farnham Lane, Langton Green, Tunbridge Wells TN3 0DQ

*Bright 3-bedroom family home in idyllic semi-rural location*

## **Accommodation Summary**

- Detached house with no chain
  - 3 double bedrooms
    - Living room
- Home office (potential 4<sup>th</sup> bedroom)
  - Kitchen
  - Dining room
- Bathroom and ground floor cloakroom
  - Attached garage
- Sought after village location
  - No onward chain



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This fantastic, detached home offers spacious and flexible accommodation in an idyllic semi-rural village.

With a charming part hung tile exterior it is set back from the road by a gently sloped area of lawn with stocked flower beds, and a variety of planting and trees.

A driveway sits neatly to the side, providing parking for several cars, and fronts an attached garage.

The wide entrance hall, with parquet wooden flooring and a useful guest cloakroom, opens into a versatile layout that is ideal for family life.

Straight ahead is the living room flooded with light from its rear aspect glazed doors that frame the garden view and can lie open in the warmer months, bringing the outside in. It is a generous space with plenty of room for sofas and there is an opening in the chimney breast with a wooden mantelpiece over.

Next door is the home office which would also make a perfect playroom, or even a fourth bedroom.

On the opposite side to the rear is the dining room, conveniently opening into the kitchen, with a large window overlooking the garden.

Behind, the kitchen's streamlined wooden effect units topped with contrasting counter tops line both sides of the room and house the integrated appliances. The sink is placed under the window and there is a deep larder cupboard to the front and a side aspect door which gives garden access.

Climbing the stairs to the first floor, there are three bright bedrooms, all generous doubles, with large windows delivering green views.

A family bathroom with a shower over the bath completes the first floor.

The home's beautiful garden, laid mainly to lawn, has a paved terrace at the rear of the house, perfect for summer dining. It is a pretty and well-tended garden with a colourful array of stocked flower beds and perimeter shrubs and hedging. It is fully enclosed making it a safe sanctuary for children and pets and there is front garden and driveway access at both sides of the house.

This home's location presents a perfect dynamic of excellent schools, superb transport links, and a stunning rural back drop. It is also a dream project for you to create your own vision and add value in the future. A must see!





**Living Room:** rear aspect glazed sliding doors, fireplace opening with wooden mantelpiece, marble surround and hearth, radiators.

**Home office (potential 4<sup>th</sup> bedroom):** rear aspect double glazed window, radiator.

**Dining Room:** rear aspect double glazed window, wooden effect flooring, radiator.

**Kitchen:** side aspect double glazed window, side aspect opaque glazed door, tiled flooring, tiled splashback, wall hung boiler, fitted larder cupboard with shelving, radiator. There is plenty of countertop space, a selection of wooden effect part glazed eye and base level units, integrated under counter fridge, space for freezer, integrated double Neff oven, 4 ring gas hob, extractor hood, integrated Bosch dishwasher, space and plumbing for washing machine.

**First Floor:**

**Bedroom 1:** rear aspect double glazed window, radiator.



**Bedroom 2:** front aspect double glazed window, radiator.

**Bedroom 3:** rear aspect double glazed window, radiator.

**Bathroom:** side aspect opaque double glazed window, wooden panel enclosed bath with glass shower screen, mixer tap, hand held shower attachment, wall mounted electric shower, low level WC, pedestal wash hand basin, tiled walls with inset mirror, radiator.

**Garage:** front aspect up and over door, lighting, electricity.

**General:**

Tenure: Freehold

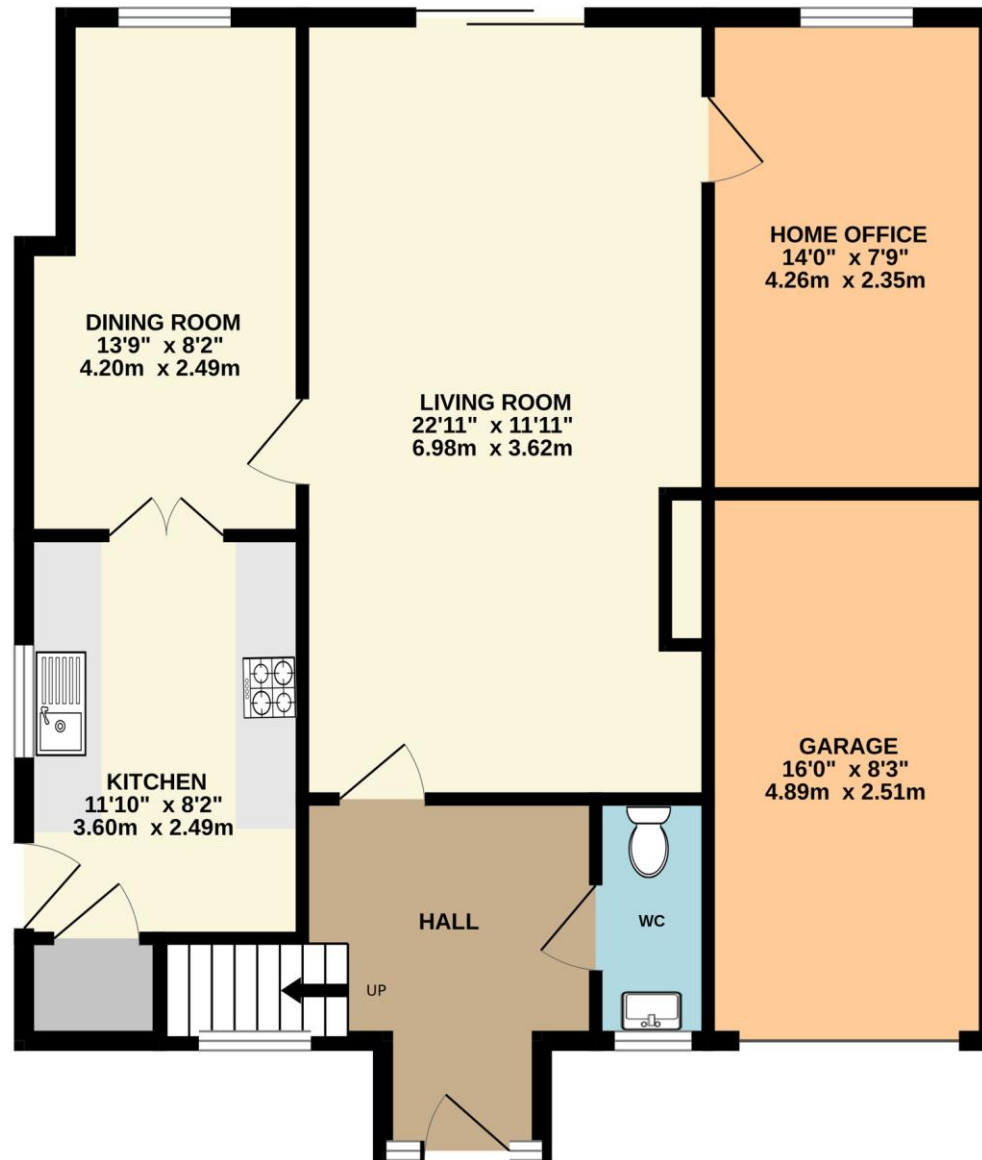
Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£3,011.74)

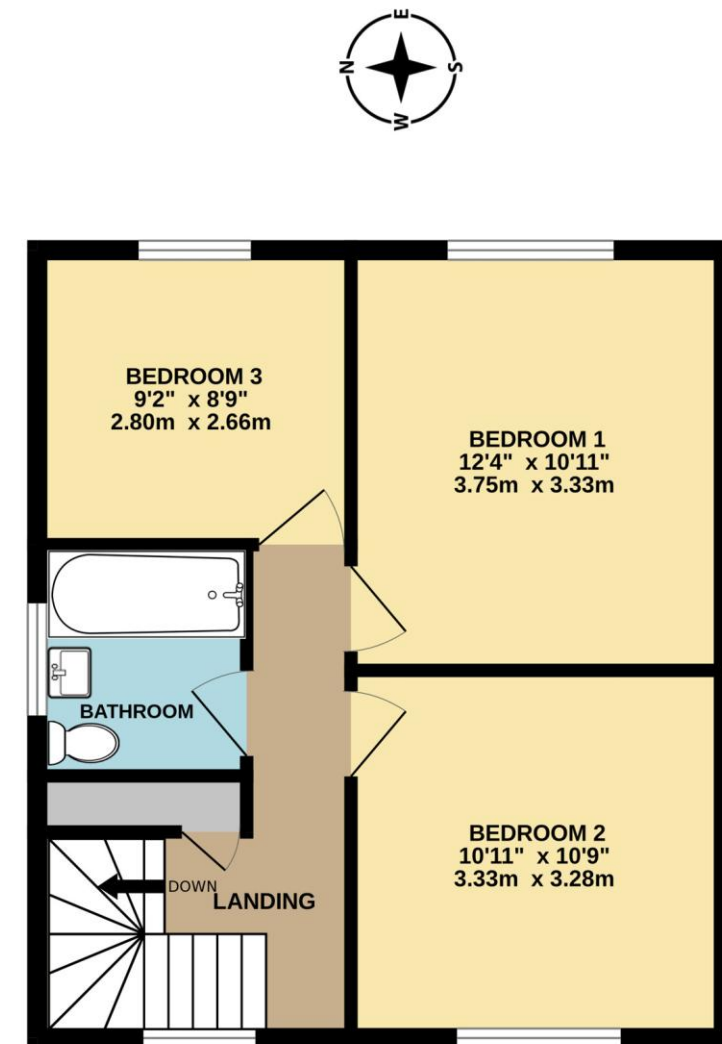
EPC: D (60)



**GROUND FLOOR**  
872 sq.ft. (81.0 sq.m.) approx.



**1ST FLOOR**  
484 sq.ft. (45.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

APPROX TOTAL AREA EXCLUDING GARAGE 115 SQ.M / 1,232 SQ.FT

TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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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**AREA INFORMATION:** Langton Green, Tunbridge Wells

The property is set in a charming semi-rural village, approximately 2.7 miles to the west of Tunbridge Wells town centre.

The village itself has its own local convenience stores, popular primary school, pub, 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 commuter`s 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. There is also a luxury coach service, which drops up and collects a short walk from the property, straight to Canary Wharf, the city, Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.



