



Tollwood Cottage, Leggs Lane, Langton Green, Tunbridge Wells TN3 0RQ

Price Range £850,000 - £895,000 Freehold

When experience counts...

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A unique home located in this semi rural location and well screened and tucked away behind a large Victorian wall with gated entrance, garage and off street parking for a couple of cars, this unique home comes highly recommended. Set well back from the road, this charming two storey home can be reached via a solid oak door set within the wall, and a winding path leads you to the front door and entrance hall. This opens to the large sitting dining room which is open plan and leads to the large conservatory. The fitted kitchen is adjacent to the dining room and also downstairs is the family bathroom with separate toilet, and a utility room. The first floor has two bedrooms, one ensuite. The exceptionally well tended gardens and grounds are a particular feature with a garden workshop adjacent to the former vegetable plot, whilst the garage has a studio at the rear with an adjacent 'gardeners toilet'. The beautiful grounds are well stocked with a magnificent range of shrubs, and seating areas Parking is on a shared driveway adjacent to the house and comfortably hosts two cars plus the garage space. We recommend an early viewing.

- Semi Rural tucked away location
- Nestling within a large walled garden
- Attached 2 storey cottage
- Two outbuildings / garage studio toilet plus workshop
- Level lawned wrap around mature gardens
- 17' Reception plus 14' Dining room
- Conservatory
- Fitted kitchen
- Downstairs bathroom plus first floor ensuite
- Utility room





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

Council Tax Band: G



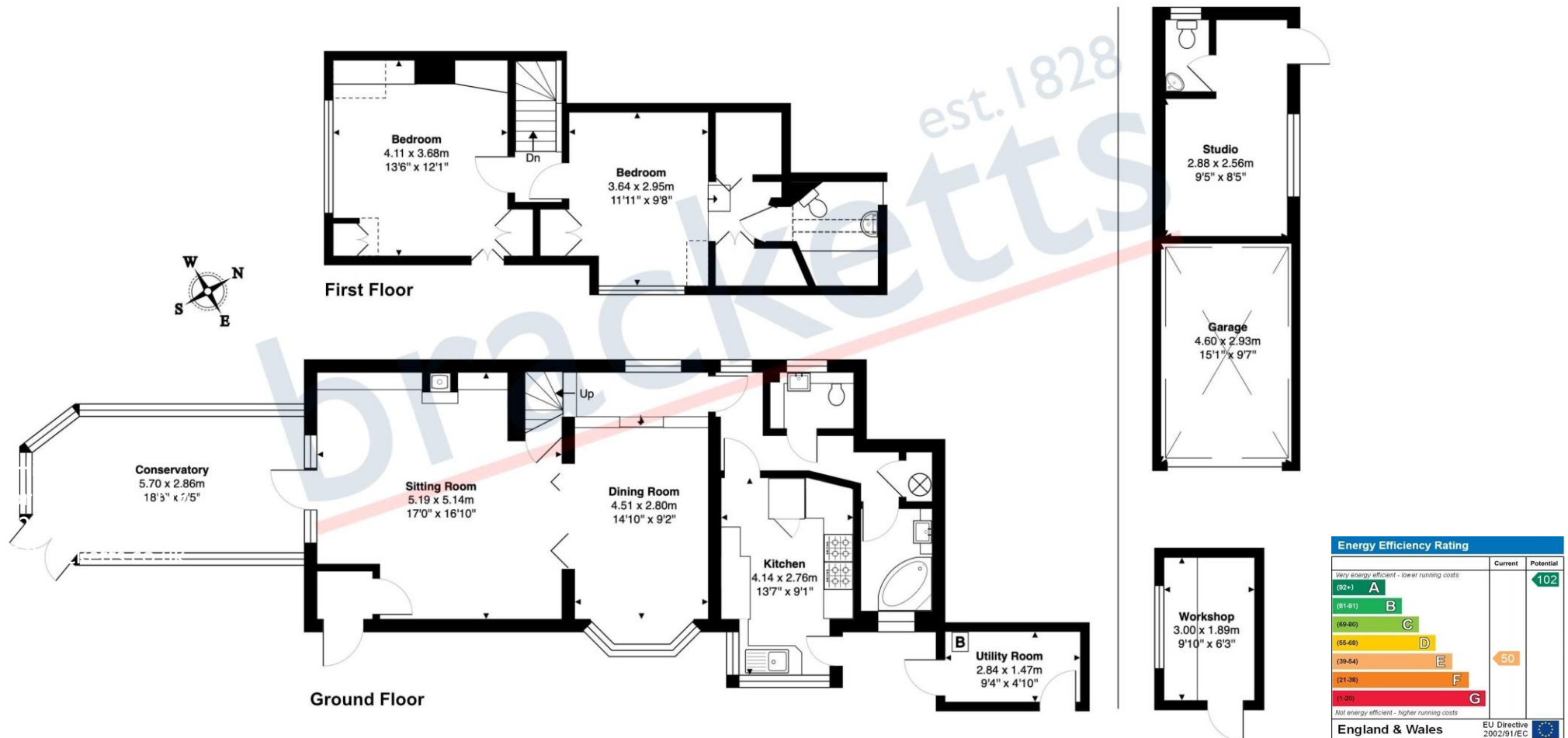
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House / Utility Internal Area Approx 128.1 sq m / 1379 sq ft

Outbuildings Approx 30.3 sq m / 326 sq ft

Total Approx 158.4 sq m / 1705 sq ft



Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.