



A charming period lodge with wonderful views

East Gate Lodge, Speldhurst Road, Langton Green, Tunbridge Wells, TN3 0JN

Freehold



Detached period lodge • three bedrooms • bathroom
• shower room • open plan living • kitchen/dining room
• study • conservatory • utility room • gardens and
parking

About the Property

East Gate Lodge is an attractive, detached, single storey Victorian lodge with later additions, found in an area of outstanding natural beauty, well placed for the sought-after village of Langton Green.

The lodge can be configured to suit individual needs, presently arranged to offer three bedrooms, a shower room and bathroom. Of particular the principal bedroom enjoys a triple aspect, the delightful views and has sliding doors opening onto a paved terrace.

The impressive and sizeable open plan living room is at the heart of the lodge with an adjoining kitchen/dining area and conservatory with french doors opening onto the paved terrace and overlooking the gardens and countryside beyond.

The kitchen effectively utilises the available space with both base and wall units and cupboards providing good storage, with granite worktops giving good preparation space, granite work surfaces, there is an integrated fridge, freezer, AEG dishwasher, a 5 ring gas hob Rangemaster and an electric oven.

The lodge also benefits from a separate study an ideal place to work/study from and to manage the everyday running of the home.

The rear lobby also currently acts as utility room with sink and space and plumbing for washing machine, with access to the driveway and gardens.

Outside

A dwarf wall encloses a lower paved terrace, with a gently sloping lawn leading to the west, incorporating a further paved terrace seating area, ideal for entertaining; there is a mature hedge border to one boundary and post and rail fencing to the adjoining farmland, giving East Gate Lodge delightful and far reaching countryside views.

The garden stretching north includes soft fruit and vegetable patches, with established fruit trees and a dense holly hedge border, providing ideal screening to Speldhurst Road. To the front there are small flower bed borders. In all East Gate lodge has a plot of approximately 0.25 acres.

East Gate Lodge is accessed via a gravelled drive providing off road parking for a number of vehicles.





Local Info

Langton Green is a popular village conveniently situated a little over two miles from Tunbridge Wells with its comprehensive amenities, shopping, recreational facilities, restaurants and mainline railway.

In the village there is a well-regarded 'gastro-pub', The Hare, Church, newsagent, Pavilion Café, as well as the Village Hall with a purpose built nursery and a petrol station/ convenience store and the Groombridge Farm Shop is also within convenient reach.

Many highly-regarded schools are available in the immediate area, within very convenient reach including Langton Green Primary and Holmewood House preparatory in the village. Kent grammar schools in Tunbridge Wells and Tonbridge and public schools in Sevenoaks, Tonbridge and Eastbourne are all within reach.

For commuters Tunbridge Wells Station is about 2.2 miles and has regular services to Charing Cross and Cannon Street via London Bridge. The popular Centaur commuter bus also has a pick-up point within the village.

Tenure
Freehold

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment with Savills.



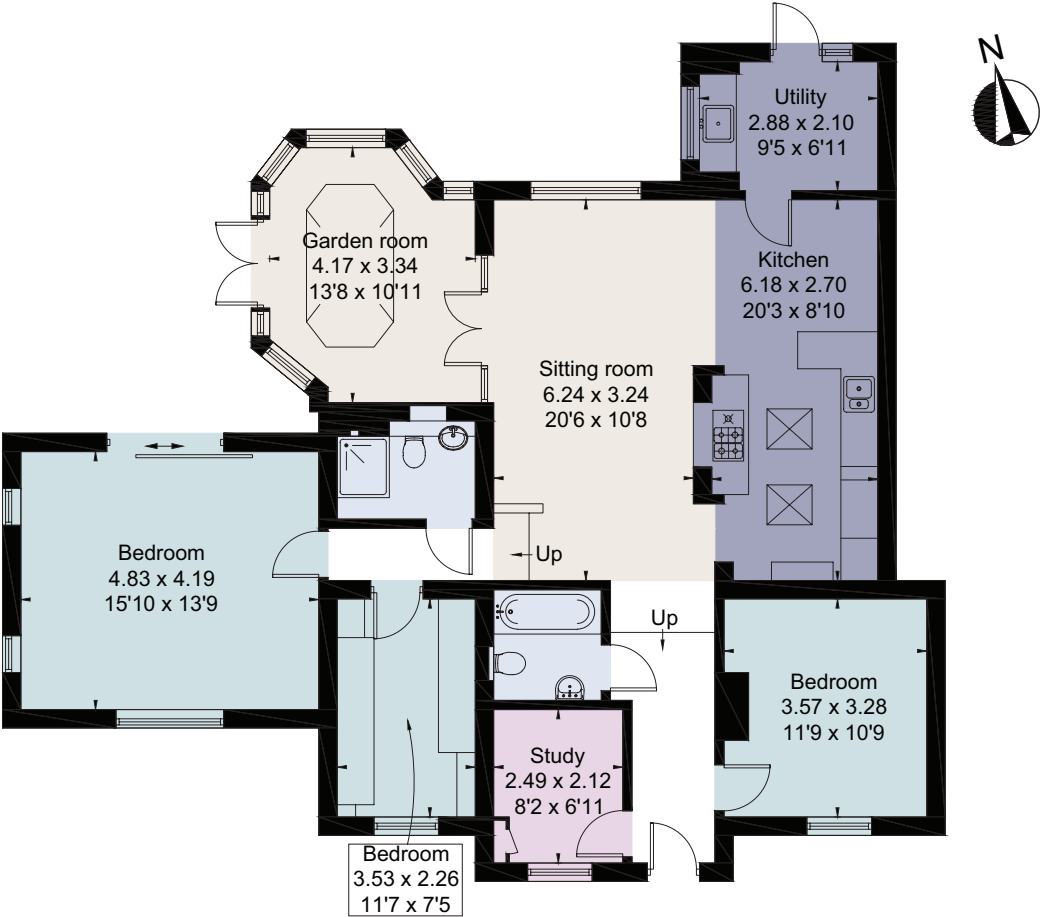
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Approximate Area 128.7 sq m / 1385 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)



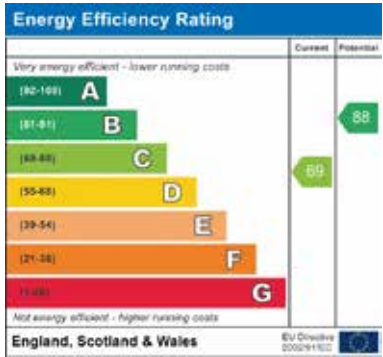
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savills.co.uk

Becky Card
Savills Tunbridge Wells
01892 507 000
tunbridgewells@savills.com



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