

# REDWOOD HOUSE

BROOM LANE, LANGTON GREEN, TUNBRIDGE WELLS, KENT TN3 0RA



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# REDWOOD HOUSE

A DECIMUS BURTON COACH HOUSE TUCKED AWAY ON THE SOUTHERN FRINGES OF THIS POPULAR VILLAGE, CONVENIENT FOR SCHOOLS AND JUST 3 MILES FROM TUNBRIDGE WELLS MAINLINE STATION

## Ground floor

- ♦ reception hall/library ♦ drawing room ♦ utility room
- ♦ bedroom with en suite cloakroom ♦ boot room ♦ study
- ♦ kitchen/breakfast/dining room
- ♦ master bedroom en suite

## First floor

- ♦ 3 bedrooms, 2 en suite ♦ family bathroom
- ♦ garden office ♦ greenhouse and sheds
- ♦ about 2.14 acres
- ♦ EPC = D





## DESCRIPTION

Redwood House is a converted coach house which has been updated and extended over the years to provide a stylish and comfortable family home. The accommodation has been designed to make the most of the southerly aspect of the house and its delightful setting, with a generous provision of windows overlooking the mature garden and French doors from the principal rooms to the garden. Further points of note include:

- reception hall, accessed via a half-glazed door from the cobbled courtyard with a beamed ceiling, French doors to the rear and a fireplace with an oak surround and mantel and a flagstone hearth;
- 27'8" drawing room with a high vaulted ceiling, tall windows to the garden incorporating French doors to the terrace and a gas-fired stove set on a modern polished concrete plinth;
- kitchen/breakfast room fitted with painted wooden wall units, some with glazed doors, and base units under a laminate worktop, inset with a wooden drainer to the side of the double butler sink which has a feature oval window above. A gas-fired two-oven Aga is complemented by an integral electric oven and a ceramic hob. French doors open out to the courtyard and a step leads down to the dining room;
- spacious dining room with high ceilings and a striking fireplace with decorative wall moulding above;
- 3 double bedrooms, two en suite, and a family bathroom comprise the first floor accommodation;
- recently-constructed ground floor level master bedroom with a high vaulted ceiling and a well-appointed en suite shower room. Accessed via a glazed link from the first floor landing, it benefits from French doors with solid wood shutters which lead out to the front garden and a window seat to the bay window which offers a spot for quiet contemplation.

## Outside

Redwood House is set about one fifth of a mile from the lane, approached via a driveway also serving four other properties. Electric wrought iron gates give access onto the private gravel drive where there are two parking areas offering parking for several cars. A further set of iron gates between stone pillars leads through to a cobbled courtyard immediately to the front of the property. The well-stocked, mature gardens are a particular feature of the property, lying mainly to the Southeast, sweeping gently away from the house and bounded to the South and East by a mix of mature evergreen and deciduous trees and shrubs giving a high degree of privacy. A magnificent Redwood tree, for which the house was named, provides a dramatic focal point. A further, more natural area lies to the West, dropping into a small ravine with woodland on three sides, providing an ideal environment for children to explore and wildlife to flourish.

A Southeast-facing raised brick and flagstone terrace spans across the drawing room with a delightful view across the garden over a rose bed stocked with mature scented roses. Accessed from the drawing room and from the courtyard in front of the kitchen, it forms a lovely area for summer entertaining. A pergola clad with climbing rose provides a shaded seating area to the western end of the terrace with further paved areas orientated to catch the early morning and afternoon sun.

The well-appointed timber-built garden office, with power connected and electric heating installed, is tucked away to the eastern edge of the garden, accessed from the driveway via a part cobbled, part flagstone path.

## SITUATION

Redwood House is located on the semi-rural fringes of the popular village of Langton Green, about 2.7 miles to the West of Tunbridge Wells. Local amenities include a public house, butcher, bakery, restaurant, convenience store and petrol station.

**Mainline rail:** Tunbridge Wells (about 3 miles) has services to London Cannon Street and London Charing Cross (via London Bridge and Waterloo East) with journey times from about 50 minutes. Tonbridge (about 5.9 miles) lies a little further up the same line and benefits from additional services to London and Ashford International.

**Private and State Schools:** Langton Green Primary School and Holmewood House preparatory school in the village. Kent grammar schools in Tunbridge Wells and Tonbridge.



**Communications:** The A21 can be accessed just to the North of Tunbridge Wells, linking to the M25 and thereby to other motorway networks, Gatwick and Heathrow airports and the south coast.

**Directions:** From Tunbridge Wells, take the Langton Road (A264) West towards Langton Green and East Grinstead. Having entered the village of Langton Green, continue on to the crossroads at The Hare public house. Turn left into Broom Lane and the shared entrance to Redwood House will be found after some 170 yards on the right-hand side, marked with the house name "Hollonds". Continue down the shared driveway, taking the right fork where the drive divides. Redwood House is the first entrance very shortly after the fork on the left-hand side, at the wrought iron gates between tall brick pillars.

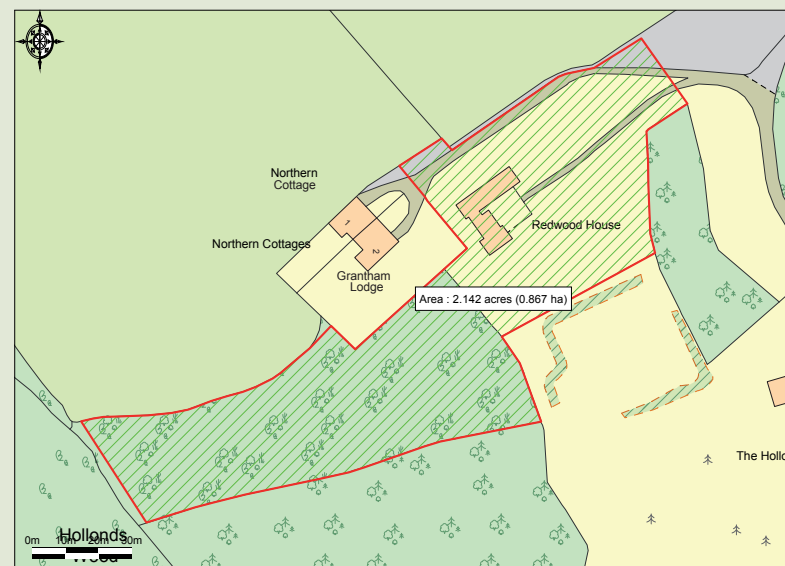
**Services:** Mains gas-fired central heating. Mains water and electricity and shared private drainage.

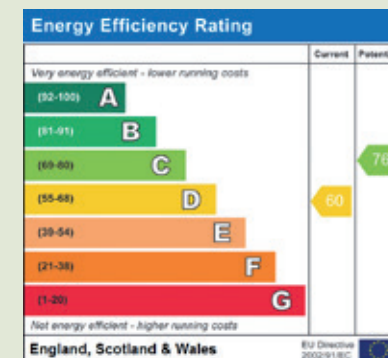
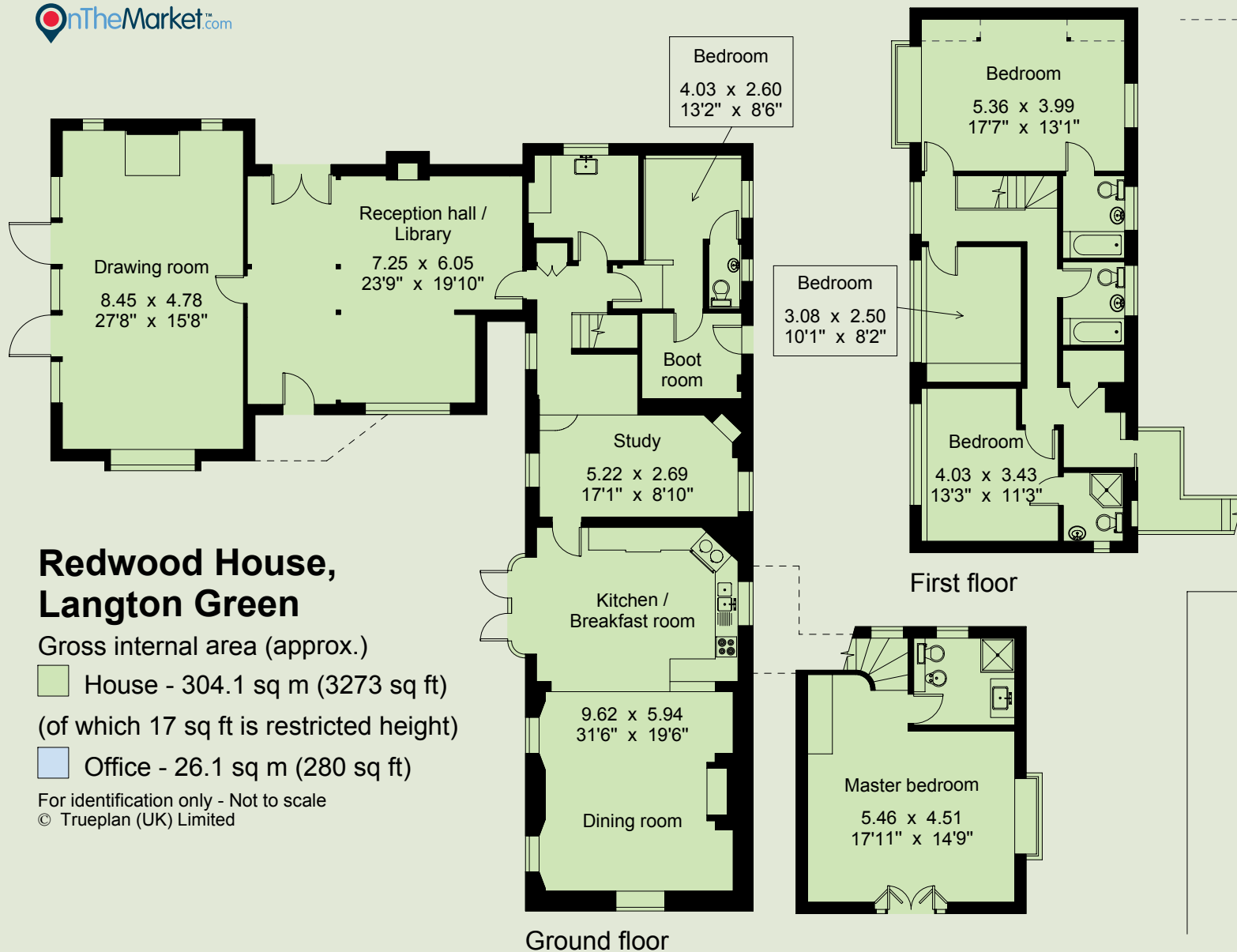
**Outgoings:** Tunbridge Wells Borough Council: 01892 526121. Tax Band G.

**Agent's Note:** The photographs were taken in June 2015

## VIEWING

Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





## Redwood House, Langton Green

Gross internal area (approx.)

House - 304.1 sq m (3273 sq ft)

(of which 17 sq ft is restricted height)

Office - 26.1 sq m (280 sq ft)

For identification only - Not to scale

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### IMPORTANT NOTICE

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