



A modern, attractive, detached 5 bedroom house

2 Courtenwell, Speldhurst Road, Langton Green, Tunbridge Wells, TN3 0JQ

Freehold



Entrance Hall • Study • Sitting Room • Family Room
• Kitchen/breakfast room • Dining room • Cloakroom
• Utility room • Principal Bedroom with en suite & dressing
area • Bedroom with en suite • Three further bedrooms
and family bathroom • Generous and established garden
• Driveway and garaging

About 2 Courtenwell

Set in this smart, select and family-friendly cul-de-sac, within easy reach of the many amenities of Langton Green, 2 Courtenwell is a very appealing proposition.

This well-presented, comfortable, detached modern family house offers light, spacious, well-proportioned accommodation arranged over three floors, providing a flexible and generous home that can be configured to suit individual needs.

The ground floor offers good reception space, currently enjoying a formal sitting room, with a gas fireplace and sliding doors opening into the conservatory/family room which opens directly onto the garden. The inviting entrance hall also leads to the “dining room” which is currently used as a play room, which also opens into the sitting room and to a separate study, ideal for home working. The kitchen/breakfast room enjoys a range of wall and floor mounted units, space for a table and chairs, doors onto the conservatory and separate access out onto the garden. There is also a utility room adjacent to the kitchen and a downstairs cloakroom.

On the second floor, the principal bedroom is an impressive size with windows to the rear providing a delightful view over the garden below, a dressing area and well-appointed en suite bathroom with separate shower.

2 Courtenwell enjoys driveway parking to the front of the house and double garage; to the rear a large curved terrace adjoining the house provides an ideal spot in which to entertain, with a further deck towards the bottom of the garden. There is a large expanse of lawn, ideal for child’s play and a selection of mature plants, shrubs and trees on the borders. From the back of the house, the garden extends to roughly 85ft long.





Services

Main gas, electricity, water and drainage.

Local Information

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, a Post Office, 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, 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. 01892 507000.



Directions

Postcode - TN3 0JQ.
Leave Tunbridge Wells on the A264 towards Langton Green. On reaching The Hare turn right towards Speldhurst; the entrance to Courtenwell is approximately 0.4 miles along on the right hand side.

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Approximate Area 194.9 sq m / 2098 sq ft

Garage 25.1 sq m / 270 sq ft

Total 220 sq m / 2368 sq ft

Including Limited Use Area (8.4 sq m / 90 sq ft)



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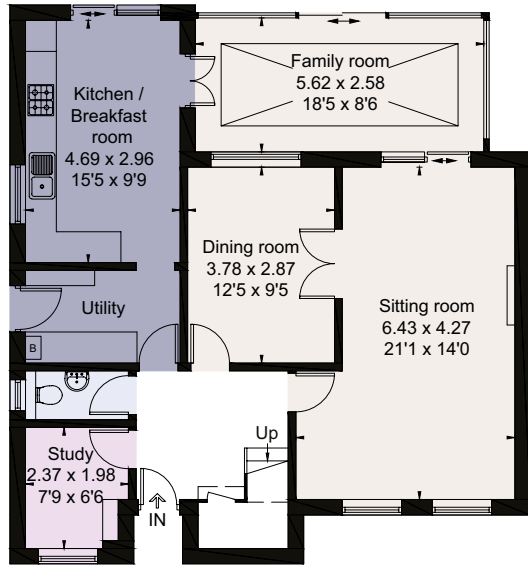
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Becky Card

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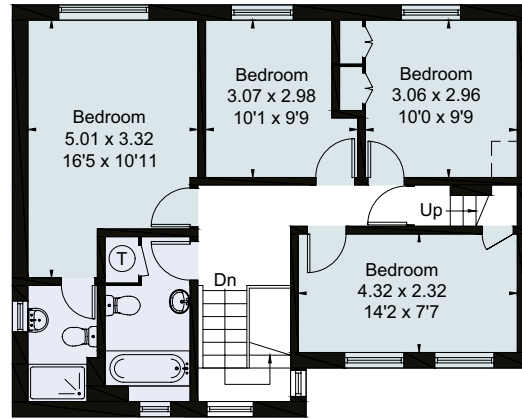
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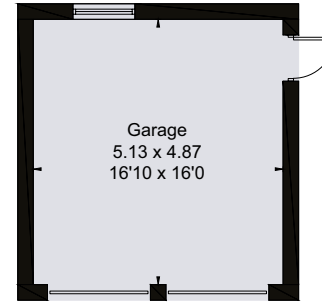


Ground Floor

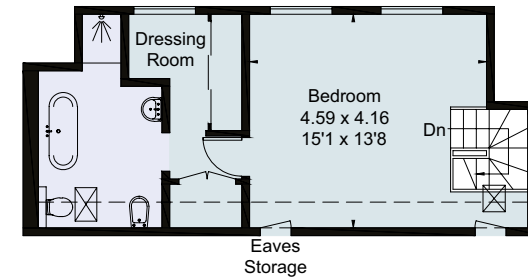
= Reduced head height below 1.5m



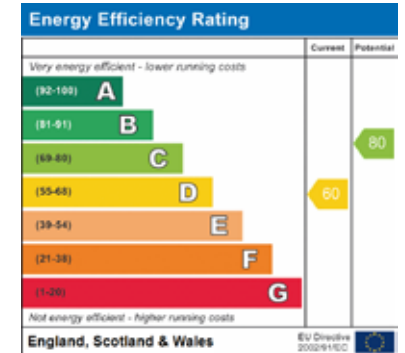
First Floor



(Not Shown In Actual Location / Orientation)



Second Floor



For identification only. Not to scale. © 200804BC

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