



PIGEON WOOD

LANGTON GREEN ♦ TUNBRIDGE WELLS ♦ TN3 0DP



AN IMMACULATELY PRESENTED
FOUR BEDROOM HOME ENJOYING
A WONDERFUL PRIVATE TUCKED
AWAY POSITION ADJOINING THE
COMMON, JUST 1.8 MILES FROM
CENTRAL TUNBRIDGE WELLS AND
THE MAINLINE STATION

Ground floor

- entrance hall
- dining area
- sitting room opening to the garden
- family room
- kitchen/breakfast room
- utility room
- master bedroom suite
- guest suite
- 2 further double bedrooms

Outside

- established garden
- oak framed garage/car port
- driveway parking
- shed/workshop
- enclosed garden
- about 0.20 acres

- EPC=C



DESCRIPTION

This charming detached single storey home is nestled in an exceptional semi-rural position on the Common, yet is conveniently located just 1.8 miles from the town centre and the mainline station, with an excellent choice of state and private schools in the area.

Pigeon Wood is aptly named, being approached from the Langton Road via a tree-lined track serving just two privately set properties.

This beautifully presented light-filled family house features stylish contemporary fixtures and fittings throughout and adaptable open plan living space, including a striking bespoke 'Haus' kitchen/breakfast room, opening directly out to a lovely established garden, which wraps around the house.

Four good sized bedrooms with fitted wardrobes and a lovely outlook over the garden, three well-appointed bath/shower rooms and a practical utility room off the kitchen, complete the accommodation.

OUTSIDE

The delightful landscaped garden is ideal for outdoor entertaining with sheltered seating areas enabling enjoyment of the sun throughout the day. High fencing to the boundaries, screened by mature trees and many fragrant shrubs, provide a high level of privacy.

An attractive detached oak framed garage/car port is located by the entrance, with a mature oak tree and a wide gravel driveway providing a generous parking and turning area.

SITUATION

Pigeon Wood is privately tucked away on Rustall Common between the villages of Langton Green and Rusthall, west of Tunbridge Wells town centre with its wide selection of shops, restaurants, entertainment and leisure facilities.

Langton Green offers local amenities including a public house, butcher, bakery, restaurant, convenience store and a petrol station.

Bus Service: Regular buses run along the Langton Road serving the town centre and station.

Mainline rail: Tunbridge Wells (about 1.8 miles) has regular commuter services to London Cannon Street and London Charing Cross (via London Bridge and Waterloo East) with journey times from 47 minutes.

Private and state schools: Langton Green Primary school (rated as 'Outstanding' in the latest Ofsted report) and Holmewood House preparatory school. Kent grammar schools in Tunbridge Wells and Tonbridge. Independent secondary schools in Sevenoaks, Tonbridge, Mayfield and Eastbourne.

Communications: The A21 north of Tunbridge Wells, links to the M25 and thereby to the national motorway network, Gatwick and Heathrow airports and the south coast.

Directions: From Tunbridge Wells, take the Langton Road (A264) west towards Langton Green. Cross Rusthall Common, passing Coach Road on the right and take the next turning into the track on the right, immediately after the Tunbridge Wells town boundary sign. Continue along the track, then bear left to Pigeon Wood after a short distance and the entrance gates will be seen at the end.

Services: Mains gas-fired central heating. Mains water, electricity and drainage.

Outgoings: Tunbridge Wells Borough Council: 01892 526121.
Tax band F.

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.





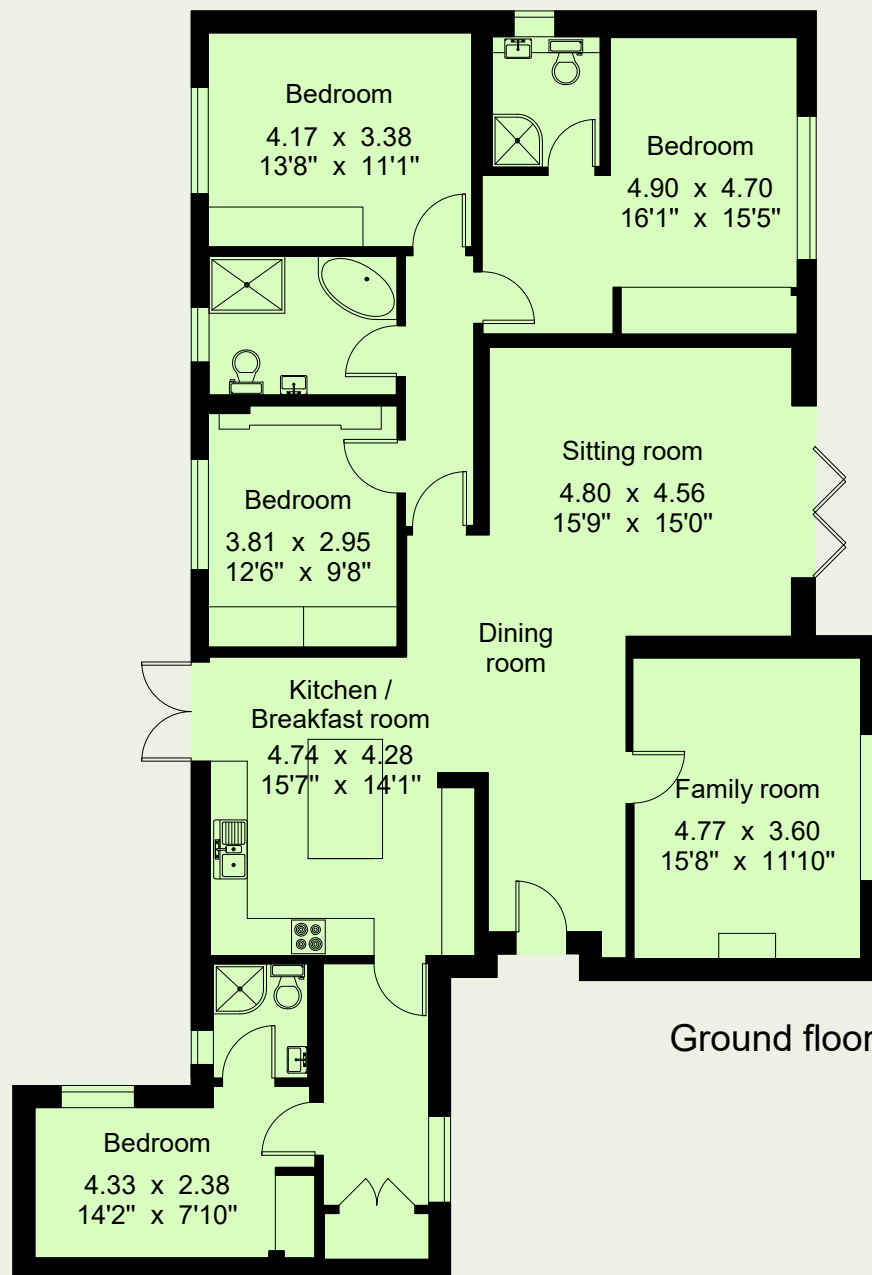
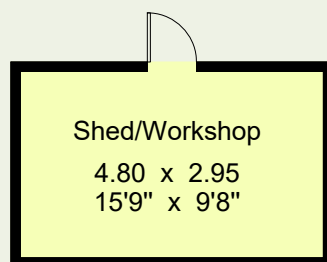
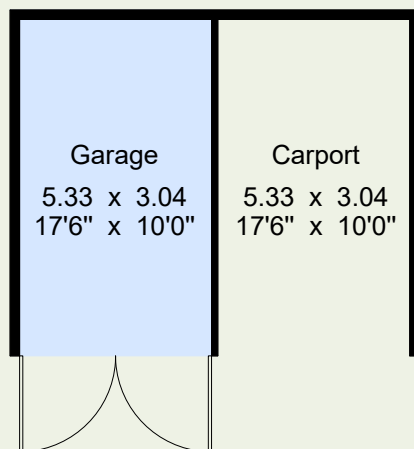
Pigeon Wood

Gross internal area (approx.)

- House - 162.6 sq m (1750 sq ft)
- Garage - 16.2 sq m (174 sq ft)
- Workshop - 14.1 sq m (151 sq ft)

For identification only - Not to scale

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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Brochure Prepared May 2019

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