Much loved family home with potential to improve

Upper Nellington, Langton Green, Tunbridge Wells, Kent TN3

Freehold

savills

Attractive four bedroom home in popular village • Family-friendly cul-de-sac backing onto woodland • Opportunity to update and improve • Attached garage • Tunbridge Wells station about 2.2 miles • 1,470 ft² • EPC rating: C

Local information

Upper Nellington is an attractive cul-de-sac of nine detached houses, built in the late 1960's and located within the popular residential area based around Dornden Drive in Langton Green.

On the northernmost fringes of the village, this spacious property sits on a good-sized corner plot backing onto woodland and countryside which can be accessed by a nearby footpath which leads on to routes to Speldhurst and to the Tunbridge Wells Circular Walk.

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

In the village there are several well-regarded 'gastro-pubs', a Post Office, a newsagent and a petrol station/convenience store. Rusthall is also easily accessible from Upper Nellington with further local amenities.

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 has a pick-up point within 0.25 miles on Long Meads.

About Cherrywood

This well-proportioned house has been a much-loved family home in the same ownership for over thirty years.

Minimally extended to convert the integrated garage to a dining room, the property presents a wonderful opportunity, now or at a later stage, to reconfigure the living space, possibly extending at the rear, to a contemporary open-plan style (subject to all necessary permissions).

Cherrywood is attractive and balanced, south facing with generous windows throughout. Either side of the spacious entrance hall, the sitting room and the kitchen/breakfast room, both benefit from a dual-aspect outlook over the front and rear.

Upstairs the two largest bedrooms also run front to back and the position of the house in the road ensures a pleasant and open view to the front and the privacy of the woodland beyond the good-sized rear garden.

The location of Cherrywood in this family-friendly cul-de-sac, together with the available space, both inside and out, and its future potential, ensures that this property is a very attractive proposition.

Viewing

Strictly by appointment with Savills.

5 Upper Nellington, Langton Green
Tunbridge Wells, Kent TN3 0AS

Gross internal area (approx) 136.6 m² / 1,470 ft²
Garage 15.2 m² / 164 ft²
Total 151.8 m² / 1,634 ft²

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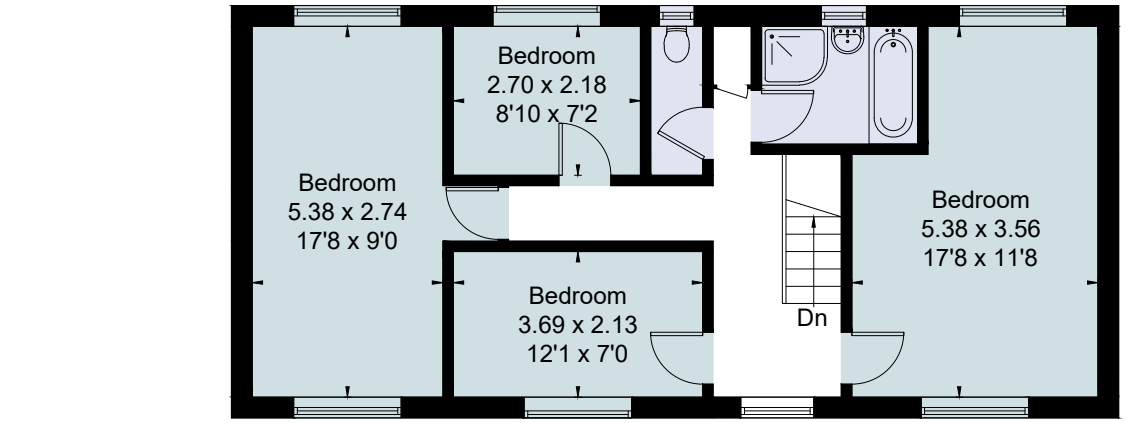

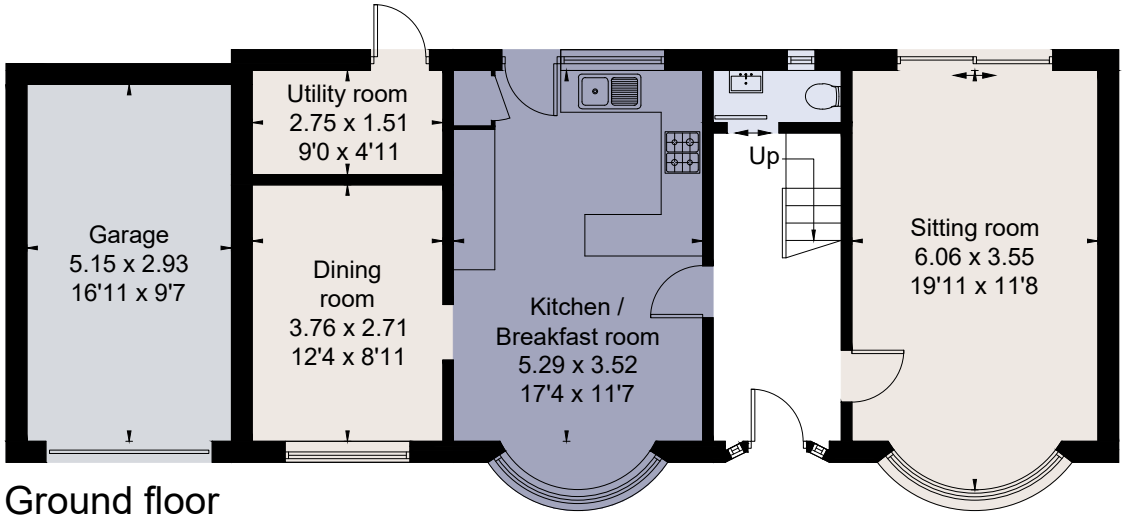

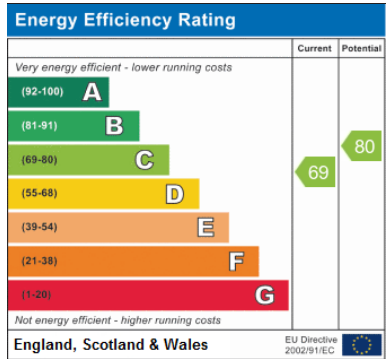

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