



Oast View

Stonewall Park Road, Langton Green, Tunbridge Wells, Kent, TN3 0HD

Batcheller
Monkhouse

Oastview

A delightful detached spacious family house situated in a quiet cul de sac presented in excellent condition throughout with a 180ft garden and rear terrace, driveway parking and single garage.

- Entrance Hallway
- Sitting Room
- Dining Room
- Conservatory
- Kitchen Breakfast Room
- Cloakroom
- Study Area
- Mezzanine/Guest Room
- Master Bedroom En suite
- Two Further Double Bedrooms
- Family Bathroom
- Separate WC
- Rear Terrace
- Landscaped Gardens
- Off Street Parking
- Single Garage



AMENITIES

The house is within a short level walk of Langton Green village centre. The village provides good local facilities and regular bus services giving good access to the centre of Tunbridge Wells which is approximately 2½ miles distant with a more comprehensive selection of national and local retailers on the high street, The Pantiles and Victoria Place shopping centre. The town has an excellent range of recreational facilities together with a mainline station to London Charing Cross/Cannon Street. Also within the area are a wide range of highly regarded schools both private, state and grammar including Langton Green primary school and Holmewood House.

DESCRIPTION

Oastview is a detached house situated in a quiet cul de sac, the house is believed to date back to the mid 1930s and has external elevations of brick under a tiled roof. The house is presented in excellent condition throughout with accommodation laid out over two floors. From the front door the entrance hallway has wooden floors, a staircase to the first floor with understairs cupboard. The sitting room has a dual aspect with fireplace and double doors lead through into a conservatory with access to the terrace and rear garden.

The dining room has a fireplace, wooden floors and an outlook over the rear garden. The kitchen breakfast room has a porcelain tiled floor, a series of wall mounted and low level cupboards and drawers, double electric range oven with five ring gas burners. There are Oak work surfaces and an inset butler sink. Double doors leading to the terrace and garden. There is a side porch with cloakroom and access to the side return. A further door leads to a study area with stairs to a mezzanine family room or guest bedroom and door leading to the garage.

Upstairs there are three double bedrooms including the master bedroom with en suite shower room with walk-in shower cubicle, low level WC and Velux sun tunnel giving natural light. There is a further family bathroom with shower cubicle, bath, pedestal basin and heated towel rail, a separate WC and access to a good sized loft from the landing.



OUTSIDE

To the front of the house is a driveway providing parking for two cars which leads to an attached single garage. There is a paved walk way leading to front door with planted borders and lawn areas to each side. To the rear of the house is a terrace accessed from the kitchen breakfast room and the conservatory. The rear garden measures approximately 180ft in length and is mainly laid to lawn with herbaceous borders and enclosed by mature hedgerows and panel fencing.

DIRECTIONS

As you pass the Langton Green sign from Tunbridge Wells on the A264, Stonewall Park Road is found after a mile on the right hand side. Proceed down Stonewall Park Road rounding a sharp left hand bend and continue over Langholm Road and Oast View is found on the left in the cul de sac.

Additional Information:

Local Authority: Tunbridge Wells 01892 526121
www.tunbridgewells.gov.uk

Services: All mains electricity, water and drainage connected (not checked or tested).

Links: www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number K729109

EPC: EPC rating D

Guide Price £885,000

VIEWINGS

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

London
Mayfair Office
mayfair@batchellermonkhouse.com

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APPROX. GROSS INTERNAL FLOOR AREA 1645 SQ FT 152.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & EXCLUDES GARAGE)



NOTE:

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