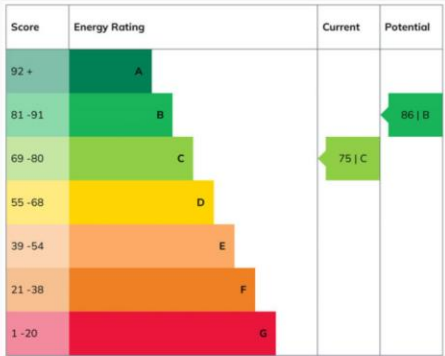


Ground Floor

First Floor

Little Courtlands

House - Gross Internal Area : 95.7 sq.m (1030 sq.ft.)  
Garage - Gross Internal Area : 12.9 sq.m (138 sq.ft.)



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Little Courtlands, Great Courtlands

Langton Green, TN3 0AH



A well-presented individual detached house on a quiet cul-de-sac location off of the sought after Dornden Drive and convenient to Langton Green village, benefitting from a private south facing garden.

Wide covered Porch, Hall, Cloakroom, Sitting Room, Dining Room, Fitted Kitchen, 3 Bedrooms Ensuite Shower Room, Family Bathroom, Gas Fired Central Heating, Double Glazed Windows, Garage, Multiple Off-Road Parking, Garden.

Guide price £700,000 - £725,000 Freehold



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





## Property Description

- ◆ A well-presented detached house built to an individual design approximately 20 years ago.
- ◆ Quiet cul-de-sac location off of the favoured Dordan Drive.
- ◆ Private south facing garden plus good sized driveway providing multiple off road parking.
- ◆ Potential to remodel the ground floor accommodation to create a large kitchen dining room subject to consents.
- ◆ Wide covered porch with outside lantern light.
- ◆ Front door leads into an attractive hallway and includes a turned staircase with a galleried landing and understairs storage cupboard.
- ◆ Cloakroom with low level WC, pedestal washbasin, tiled floor and window to front.
- ◆ Sitting room enjoys a dual aspect with windows to side and attractive french doors leading out to a southerly facing garden.
- ◆ Dining room also enjoying a dual aspect with views over the garden from a low silled window.
- ◆ Kitchen is fitted with a range of worksurfaces over 2 walls and includes a one and half stainless steel sink and drainer, gas hob, electric oven beneath, comprehensive range of cupboards and drawers and matching wall mounted cabinets and useful pantry cupboard.



- ◆ Appliances include washing machine, dishwasher, fridge/freezer, door leads out to the garden.
- ◆ For those who wish to have a larger kitchen there is ample scope to extend the existing kitchen into the adjacent garage, subject to consents.
- ◆ Staircase from the hall leads to the first floor landing with a feature tall narrow window to the front and includes a half landing, access to an insulated roof space with loft ladder connected.
- ◆ Bedroom 1 features a deep bay window with windows either side, ensuite shower room with pedestal wash basin, low level WC, tiled floor and separate shower cubicle.
- ◆ Bedroom 2 has fitted wardrobe furniture which includes ample hanging space, a chest of drawers and matching bedside cabinets.
- ◆ Bedroom 3 faces the front.
- ◆ Family bathroom comprising panelled bath, pedestal washbasin, separate shower, tiled floor and window.

## Outside

- ◆ To the front there is a wide landscaped brick paved drive, providing parking space for multiple cars, a continuation of the path leading into the main garden via a side gate.
- ◆ South facing rear garden is accessed from the kitchen and sitting room and enjoys a high degree of privacy, with a brick patio, mature apple tree, evergreen borders, there is also a garden shed.
- ◆ **Garage:** An attached garage to the right hand side of the property with up and over door, window to rear, power and light connected and also housing the gas fired boiler providing central heating and domestic hot water, which has been annually serviced.

## Location

- ◆ One of the features of this property is its attractive residential location, which is also convenient to Langton Green village with its range of independent shops, Primary School and the popular 'Hare' public house and adjacent green.
- ◆ There are regular bus services from the village into Tunbridge Wells and the mainline station is 2.3 miles away.

## Viewing

Strictly by appointment only through sole agents Sumner Pridham  
[info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615

