



Pokehill Farmhouse

South Farm Lane, Langton Green, Tunbridge Wells

An attractive and substantial family house situated in a delightful semi rural setting

An attractive, substantial family house with character combined with modern living situated in a delightful tucked-away rural hamlet. Well away from main roads yet easily accessible.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



OFF STREET PARKING



2 ACRES



FREEHOLD



SEMI-RURAL



2,440 SQ FT



**GUIDE PRICE
£1,275,000**

The property

Pokehill Farmhouse is an attractive and substantial family house situated in a delightful semi rural setting well away from main roads yet is easily accessible.

The accommodation is arranged over ground and first floor and many of the rooms have delightful views over the gardens and surrounding countryside.

The house has much character and is ideal for modern family life. A charming double aspect principal reception room with inglenook style fire place as well as the family room which are lovely the latter having views over the garden.

The kitchen breakfast room has an AGA and plenty of cupboards, drawers and work surfaces. There is a separate cloakroom and the kitchen and utility room were designed by Clive Christian.

On the first floor, there are three bathrooms, two of which are en suites. The bedrooms are all generously proportioned and have great views.

Outside

To the side of the house is a gravelled driveway providing ample parking and turning space. There is a large paved seating area to the rear and an impressive vegetable garden to the side.

Extensive lawns extend to both the front and rear of the house with a wide selection of mature trees, ground covering plants and shrubbery.

An attractive thatched bar is set on the rear lawns providing additional entertaining space.

There is additional land available amounting to approx. 50 acres directly to the rear of the property, adjoining the existing gardens. The additional land has a predominately southerly aspect, potentially ideal for vineyards and other horticultural pursuits. The land includes areas of Ancient Woodland plus a historic sandstone quarry. There is also a borehole with extraction license having permission to extract up to 70,000 litres per day. Available by separate negotiation.









Location

Royal Tunbridge Wells is within easy reach and offers a comprehensive range of shopping, recreational and cultural amenities. From Tunbridge Wells Station, London Charing Cross and Cannon Street are 44 minutes by train.

Schooling in the area is strong in both the private and state sectors- Holmewood House prep school is close by in Langton, as is Kent College at Pembury, Tonbridge and Sevenoaks Schools.

Leisure activities in the area include riding and walking in the surrounding countryside, sailing on Bewl Water, Golf at a number of interesting courses in the area.



Distances

- Tunbridge Wells 1.8 miles
- Groombridge 2.4 miles
- Gatwick Airport 20 miles

Nearby Stations

- Tunbridge Wells
- Ashurst
- Tonbridge

Key Locations

- Bewl Water
- Ashdown Forrest
- Nevill Golf Course
- Bough Beech
- Lamberhurst Golf Course

Nearby Schools

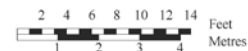
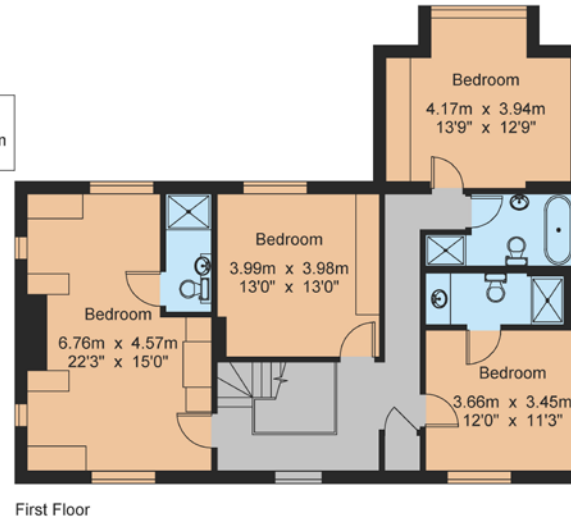
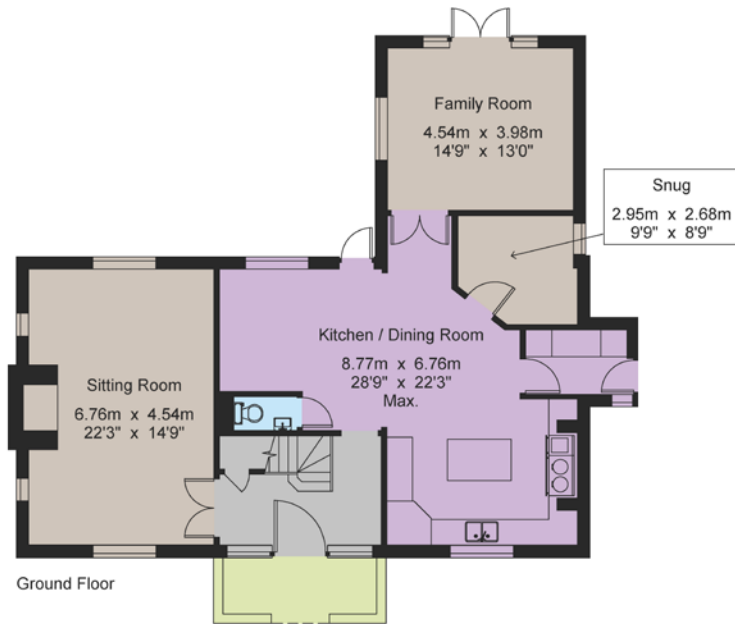
- Holmewood House prep
- Judd School
- Tonbridge Boys Grammar School
- Skinners School for Boys
- Tonbridge Girls Grammar School
- Tunbridge Wells Girls Grammar School (TWIGS)
- Weald of Kent Girls Grammar School
- Bennett Memorial Diocesan School
- Holmewood House
- Rose Hill
- Sackville
- Hilden Grange





Poke Hill Farmhouse

Gross Internal Area : 226.7 sq.m (2,440 sq.ft.)



For Identification Purposes Only.
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Floorplans

House internal area 2,400sq ft (226.7 sq m)
For identification purposes only.

Directions

TN3 9JN

what3words: ///strain.plenty.width

General

Local Authority: Tunbridge Wells Borough Council

Services: Mains electricity and water, compliant private drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

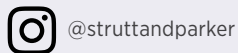
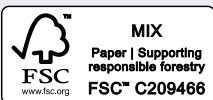
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