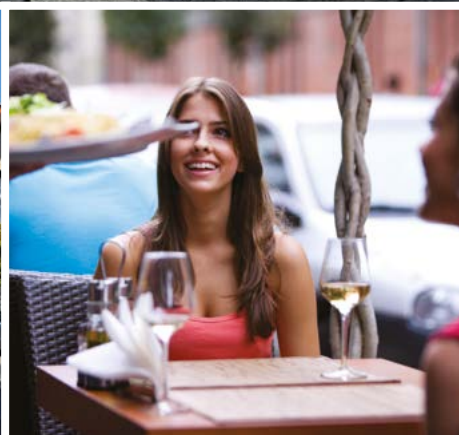


HAZEL HOUSE

DORNDEN DRIVE, LANGTON GREEN, TUNBRIDGE WELLS



EXCEPTIONAL FOUR-BEDROOMED EXECUTIVE HOME



PERFECTLY PLACED

Langton Green offers an array of village shops and highly regarded state and independent schools. The Hare public house, situated adjacent to the local cricket pitch, provides fine ales and a typical menu expected from a classic English pub.

The historic spa town of Royal Tunbridge Wells lies approximately two miles east of Langton Green providing excellent retail, leisure and dining opportunities. Retail therapy can be found at Royal Victoria Place shopping centre which has a wealth of prominent high street brands with additional independent and boutique shops located in The Pantiles and High Street area. Food lovers will be spoilt for choice with the many popular restaurants, cafés and bars to discover throughout the town.

Local leisure facilities include a wide selection of sports clubs and associations, golf courses and sports centres with nearby Bewl Water providing outdoor fun with fishing and sailing. Many stately homes and beautiful gardens, such as Hever Castle and Penshurst Place, are in close proximity.

Royal Tunbridge Wells and neighbouring towns and villages offer further primary and preparatory schools along with a selection of excellent grammar, state and public schools for older children.

The mainline station of Tunbridge Wells offers services to London stations with journey times of just under an hour. Alternatively, a commuter coach service is available from Langton Green to London taking approximately one and a half hours. Access to the M25 and the national motorway network is offered via the A21 and Eurostar, Gatwick Airport and the channel ports are all within easy reach.

Langton Green serves as an ideal location for families wanting to enjoy the community spirit that village living offers combined with easy commuting to London and a vibrant town close by.

Regular train services from Tunbridge Wells to London Charing Cross and Cannon Street (via London Bridge and Waterloo East) with journey times from 55 minutes. Commuter coach from Langton Green to London.

Excellent access to Gatwick, Heathrow, Eurotunnel, the south coast and channel ports offering various routes to Europe and beyond. Easy link to the M25 via the A21, for London and the national motorway network.





A STUNNING HOME

Dornden Drive is situated in a quiet location within the sought after village of Langton Green. This exceptional four-bedroomed detached family home benefits from the excellent design and specification synonymous with Cubed Homes.

GROUND FLOOR

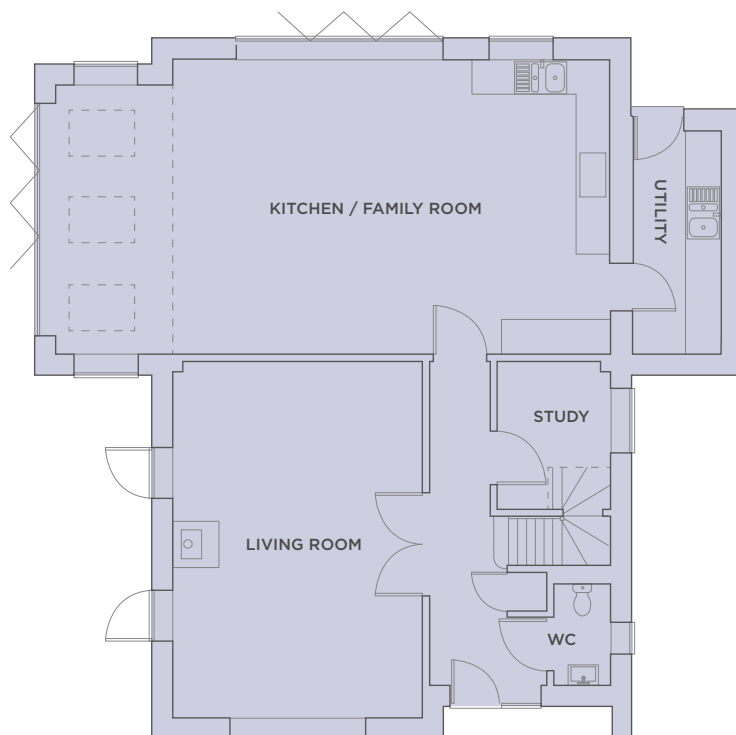
KITCHEN/BREAKFAST AREA
9.63m X 5.1m (31'7" X 16'9")

RECEPTION
6.1m X 4.3m (8'5" X 6'5")

STUDY
2.56m X 1.96m (15'11" X 8'8")

GARAGE
5.6m X 5.6m (18'4" X 18'4")

GROUND FLOOR AREA: 101.57sq.m (1093sq.ft)
(EXCLUDING GARAGE)



FIRST FLOOR

MASTER BEDROOM
5m X 3.72m (16'5" X 12'2")

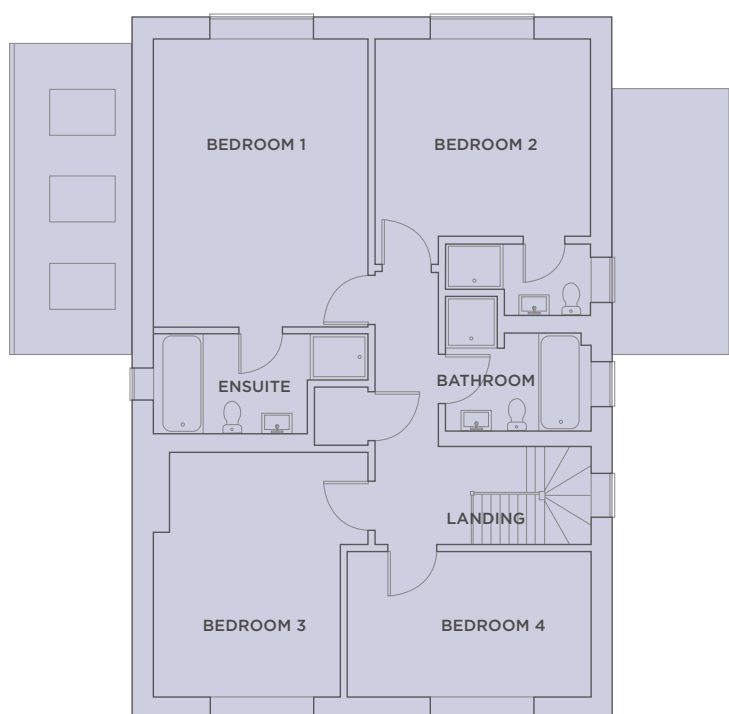
BEDROOM 2
3.87m X 3.74m (12'8" X 12'3")

BEDROOM 3
4.22m X 3.72m (13'10" X 12'2")

BEDROOM 4
4.25m X 2.51m (13'11" X 8'3")

FIRST FLOOR AREA: 86.54sq.m (932sq.ft)

TOTAL FLOOR AREA: 188.11sq.m (2025sq.ft)
(EXCLUDING GARAGE)





SPECIFICATION

Each Cubed Homes' property is built with close attention to every detail and comes with an array of features. All properties are backed with a 10 Year Warranty by Build Zone.

Kitchen and Bathrooms

- The Kitchen is equipped with a range of Crown Zeluso Kitchen, wall and floor cabinets with solid quartz worktops and upstands.
- Carron stainless steel under mounted sink with Franke chrome tap.
- Fully integrated NEFF appliances to include 5 ring gas hob, twin eye level ovens, extractor hood, integrated fridge, and integrated dishwasher and Caple wine cooler.
- Utility room with range of Crown Zeluso cabinets, solid quartz worktops and upstands, stainless steel sink, integrated full height freezer and space for washing machine and tumble dryer.
- Porcelain floor tiles to the Kitchen / Breakfast Room and Utility Room.
- Luxurious white bathroom suites by Twyford with contemporary Grohe chrome fittings.
- Cabinetry to the cloakroom, bathroom and En-suites by GSI Ceramica.
- Heated chrome towel rails provided to the Bathroom and En-suites.
- Mirror and shaver socket to the bathroom and En-suites.
- Ceramic wall and porcelain floor tiles to the bathroom, En-suites.

Electrical & multimedia

- LED down lighters provided to the Hall, Kitchen / Breakfast Room, Utility and all Bathrooms and En-suites. Pendant light provided to all other rooms.
- TV/Sat and BT/Data points are provided to the living room with a provision for Sky HD (box, dish and subscription not included). Further data points, wired back to the Study, provided in the Kitchen / Breakfast Room and all bedrooms.

Heating & hot water

- Energy efficient gas-fired central heating system, via underfloor heating to the ground floor and radiators with thermostatic controls to the upper floors. Hot water is provided via a pressurised hot water cylinder.

Peace of mind

- Wiring for an alarm system is provided to the house.
- All windows and external doors with multi point locking system.
- External lighting provided to external doors.
- Mains smoke alarm fitted to the Hall and Landing.
- Mains heat detector provided to the Kitchen / Breakfast Room, with carbon monoxide detector to the boiler and in the Living Room.

Finishing touches

- Aluminium panelled front door and quality double glazed aluminium framed windows.
- Aluminium framed folding / sliding doors provided to the Kitchen / Breakfast Room.
- Aluminium external doors to Living Room.
- Porcelain floor tiles to Entrance Hall
- Bespoke locally made stair-case with oak handrail and glass infill panels.
- Log burner flue installed.
- Loft hatch with ladder

External features

- Tarmac driveway with timber fencing to boundaries, and five bar entrance gates to property.
- Patio areas in Indian sandstone
- Double garage with power and lighting plus remote control electrically operated 'up and over' double door.
- Yorkstone paving to front entrance area externally
- Handmade clay roof and wall hanging tiles.
- Turfed gardens.

Tenure & Services

- Freehold.
- Property connected to electricity, gas, water and mains foul drainage.

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For more information or viewings, please contact our selling agent:



WOOD & PILCHER

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www.woodandpilcher.co.uk



WWW.CUBEDHOMES.CO.UK

The information contained in this brochure is for general guidance only. Floor plans are for general guidance only. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty.

BUILDING SITES ARE DANGEROUS: All visitors to site must wear the appropriate health & safety attire which will be provided. Children under the age of 12 years will not be permitted on site. External materials are subject to local authority approval.