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Rustwick, Tunbridge Wells

Offers In Region Of £1,000,000

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As you approach this grand family home, an expansive driveway provides ample parking for multiple vehicles, framed by mature shrubs set within charming stone walls. This property boasts undeniable kerb appeal, with an elegant wrought-iron gate leading to a picturesque pathway and an inviting front door.

Upon entering, a welcoming hallway offers practical space for coats and shoes, keeping the home neat and organised. The spacious living room features a stunning bay window with a built-in seat, creating a perfect nook for reading while enjoying the scenic views. A cosy retreat, this room is further elevated by a charming log burner and bespoke shelving with integrated cupboards. French doors open to a conservatory, a bright and airy space offering seamless access to the lush garden beyond.

Moving through the ground floor, you will find the expansive, open-plan family living area, complete with a stylish kitchen and dining space. The kitchen features integrated appliances, sleek granite worktops, and a central island that enhances both style and functionality, perfect for meal prep, casual dining, and entertaining. The kitchen is further complemented by a practical utility area and an airing cupboard, adding convenience to daily routines.

The ground floor also benefits from a practical shower room, enhancing functionality.

Ascending to the first floor, you'll find four generously proportioned double bedrooms, two of which enjoy the luxury of en-suite bathrooms. The master bedroom boasts a beautifully appointed en-suite, complete with a large walk-in shower and a freestanding roll-top bath that promises indulgent moments of calm. Several bedrooms are thoughtfully designed with built-in storage to maximise space and functionality.

To the rear, the expansive garden offers the perfect blend of lush lawn and a paved area, ideal for alfresco dining and entertaining guests in a serene, private setting. Additionally, a garden shed and a bike store provide practical storage solutions, enhancing the functionality of this wonderful outdoor space.

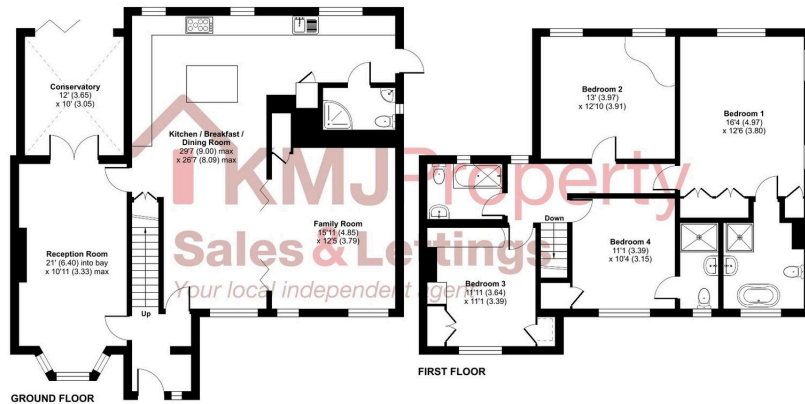
Set in the sought-after Denny Bottom area of Rusthall, this charming and luxurious home offers excellent amenities, easy access to Tunbridge Wells, and top schools. A bus runs every 15 minutes to the town centre, while the mainline station, just six minutes away, provides direct trains to London and the coast.





Rustwick, Tunbridge Wells, TN4

Approximate Area = 2135 sq ft / 198.3 sq m
Limited Use Area(s) = 3 sq ft / 0.2 sq m
Total = 2138 sq ft / 198.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2025.
Produced for K&M Property - REF: 1247873

- Desirable Location
- Large Driveway
- Plenty of Natural Light Throughout
- Rear Garden with Patio Area.
- EPC: D
- 4 Double Bedrooms
- Open Plan Kitchen and Living Area
- Master Bedroom with En-Suite
- Bright Conservatory
- Council Tax Band: E



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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2023

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