



*Local to you - contactable when you need us*

 **KMJProperty**  
Your local independent Estate Agent



# Shirley Grove, Tunbridge Wells, TN4 8TL

Guide Price £825,000

🛏 3 🚿 2 🛋 2





## A Fantastic Opportunity to Acquire a Unique Equestrian Property in a Bucolic Setting – Rusthall, Tunbridge Wells, Kent

KMJ Property is delighted to present this beautifully renovated and truly special 3-bedroom end-of-terrace home, offering a rare opportunity for equestrian buyers or countryside lovers alike. Tucked away at the end of a quiet cul-de-sac in Rusthall, this hidden gem backs directly onto pastureland and Hurstwood, a tranquil ancient woodland managed by the Woodland Trust.

While not detached, the property enjoys an exceptional sense of privacy and seclusion, with peaceful surroundings and uninterrupted views of rolling paddocks and the woodland – a perfect blend of countryside calm and village convenience. Local shops, excellent schools, a mainline train station, and extensive bridleways and commons for hacking are all within easy reach.

Internally, the accommodation is presented to a high standard throughout and briefly comprises:

Ground Floor – Welcoming lounge with picturesque views of your garden and paddocks, a separate area as part of the lounge for dining, a high-specification kitchen with granite worktops, home office, and downstairs cloakroom.

First Floor – Three well-proportioned double bedrooms and a stylish family bathroom with a walk-in shower and fitted wardrobes in all.

The outdoor space is equally impressive, with landscaped front and rear gardens, a generous main lawn, and multiple seating areas designed for alfresco dining and relaxation. A large office pod (4.2m x 6.2m) with its own decked terrace makes working from home both practical and inspiring.

For equestrian buyers, the property offers excellent facilities, including:

Four spacious stables

Smart, purpose-built landscaped, concrete horse yard

Tack room, feed room & hay barn

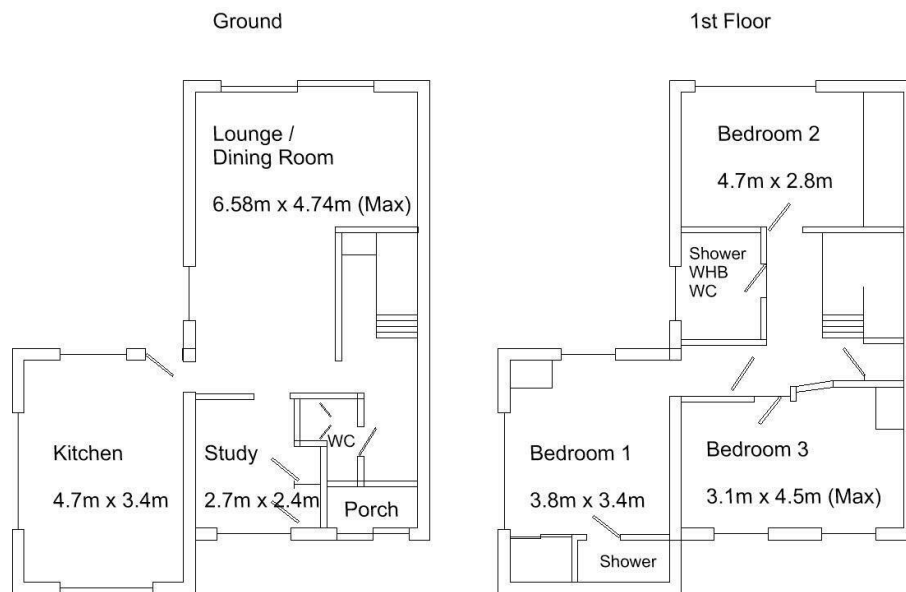
20m x 40m sand and rubber arena

Post & rail fencing throughout both the paddocks and arena

This is a truly unique lifestyle property, combining the best of rural and residential living in one of Kent's most sought-after locations where you will enjoy peace and seclusion.







- Equestrian Property
- High Spec Kitchen with Granite Worktops
- Beautiful Landscaped Gardens
- Four Stables, Tack Room, Feed Room & Hay Barn
- EPC: D
- 3 Double Bedrooms
- Stunning Countryside Views
- Close to Ancient Woodland and Bridleways
- 20m x 40m Sand and Rubber Arena With Post & Rail Fencing
- Council Tax Band: D

