

9 Ruscombe Close, Southborough, Tunbridge Wells





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Bright 3-bedroom house with garage in quiet cul-de-sac with beautiful common views

Accommodation Summary

- Mid terraced house (built 1960s)
 - 3 bedrooms
 - Kitchen
 - Living room
 - Dining room
- Shower room and ground floor toilet
- Garden with access onto the common
 - Integral garage
- Sought after location
 - Chain free



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Sitting on a quiet cul-de-sac with local shops and transport links on its doorstep, it enjoys the best of both worlds as it is also opposite Southborough Common which is a peaceful area of outstanding natural beauty.

The house enjoys wide open views of the green common and woodland beyond with its labyrinth of footpaths twisting and winding up behind the Church and village cricket green.

The integral garage sits neatly to the side with an opaque glazed door that opens into the porch with a storage cupboard.

The hallway, with a useful guest toilet, links the stairs to all the floors and provides internal access to the garage.

Climbing the stairs to the raised ground floor, the spacious living room is at the rear, brightened by large windows framing the glorious common view. There is a gas fire to add warmth and plenty of room for sofas, making it perfect for family living.

A further flight of stairs to the first floor takes you up to three bedrooms, two of which are generous doubles. A shower room with walk in shower enclosure completes the floor.

Returning to the hallway stairs take you down to the lower ground floor with the modern kitchen straight ahead. It is wonderfully streamlined with two walls of Shaker style cabinetry housing integrated appliances and offering lots of storage space. A part glazed door opens into the garden.

Next door, the dining room is conveniently placed next to the kitchen with French doors at the rear that can lie open, extending the living space into the garden in the summer months.

Outside the sunny south west facing garden has a paved terrace at the rear of the house, areas of lawn and mature stocked flower beds. It is fully enclosed and safe for children and pets, with gated rear access to the common behind.

This perfect family home in a sought after location in the catchment area for all the first-class schools, with additional development potential is a must see!





Ground Floor:

Toilet: front aspect internal opaque double glazed window, concealed cistern WC, slimline wash hand basin with mixer tap, tiled flooring, radiator.

Integral Garage: front aspect doors, internal pedestrian door, lighting and electricity.

Raised Ground Floor:

Living Room: rear aspect double glazed windows, brick enclosed fireplace with gas fire insert, radiator.

First Floor:

Bedroom 1: rear aspect double glazed window, radiator.

Bedroom 2: front aspect double glazed window, fitted sliding door wardrobes housing the water cylinder with hanging rail, shelf and cupboards above, radiator.

Bedroom 3: rear aspect double glazed window, radiator.

Shower Room: front aspect opaque double glazed window, shower enclosure with wall mounted shower attachment, pedestal wash hand basin, low level WC, shelves, tiled walls, tiled flooring, radiator.

Lower Ground Floor:

Kitchen: rear aspect double glazed window, rear aspect part glazed door opening into the garden, 1 ½ white porcelain sink with drainer and mixer tap, integrated oven and grill, 4 ring gas hob, stainless steel extractor, space for fridge/freezer, space and plumbing for a washing machine, wooden effect flooring. The kitchen has plenty of wooden effect work tops and a good selection of eye and base level shaker style cupboards, tiled splashback.

Dining Room: rear aspect double glazed windows, rear aspect French doors, radiator.

General:

Tenure: Freehold

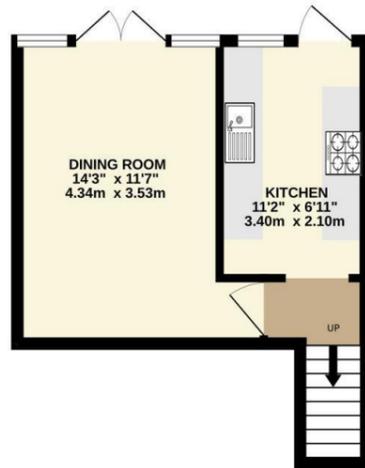
Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,405.00)

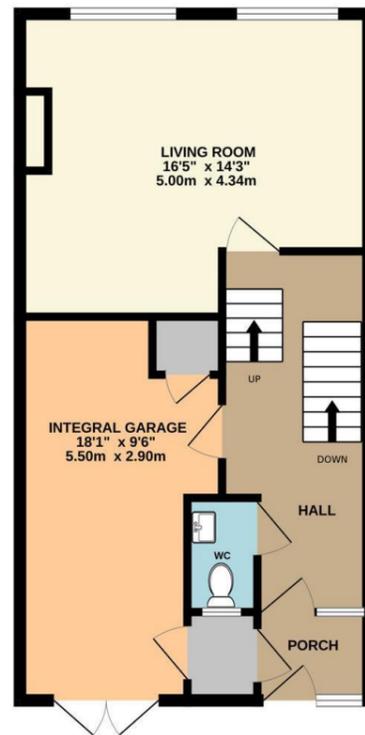
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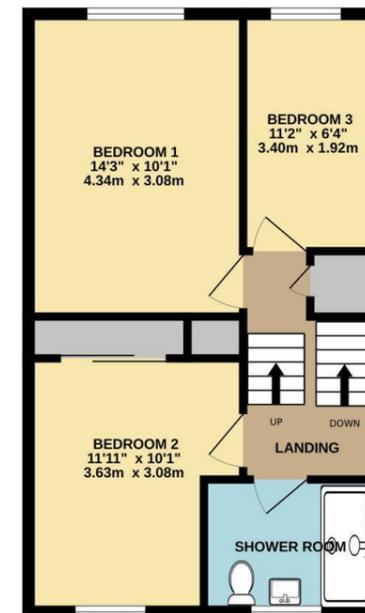
LOWER GROUND FLOOR
251 sq.ft. (23.3 sq.m.) approx.



GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 99.45 SQ.M / 1,075 SQ.FT

TOTAL FLOOR AREA : 1242 sq.ft. (115.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Area Information: Southborough, Tunbridge Wells

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you are a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Secondary, independent, preparatory, and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Ruscombe Close is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools. Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is only 2.5 miles away and with two lines passing through it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 35 minute journeys. There is also a luxury coach service, which drops up and collects a short walk from the property, straight to Canary Wharf, the city, Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.



