



**12 Ashley Gardens**  
Rusthall, Tunbridge Wells, Kent





An impressive and substantial family home with six bedrooms, 3 bathrooms, potential to enlarge still further if required, a large private garden with large garden pod, and situated in a popular residential area within easy reach of the local amenities and the town centre.

## Guide Price £850,000 Freehold

**Situation:** The property is situated in a quiet, convenient residential area in Rusthall village within walking distance of the High Street, which offers a good range of shops and services for everyday needs including a butcher, chemist, post office and general store. Tunbridge Wells is approximately two miles distant and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common, which stretches from the town centre to Rusthall. For the commuter, Tunbridge Wells mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach and links with the M25. There are also a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys, and there is a village primary school in Rusthall.

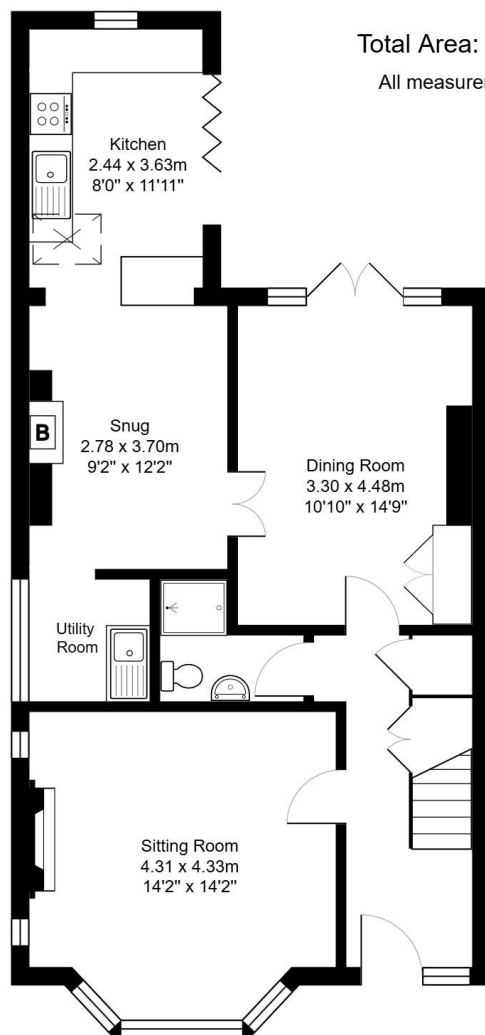
**Description:** The property occupies an elevated position, is noticeably spacious and well-presented throughout, has been tastefully updated by the current owners, and offers the potential to enlarge still further if required. Arranged over three floors, the accommodation includes, on the ground floor; an entrance hall with attractive wood flooring and adjacent downstairs bathroom featuring a low level w/c, walk in shower with both rain and separate shower attachments, wash basin, stainless steel heated towel rail, and attractive gloss white wall tiling; a spacious dual aspect living room with wood flooring and bay windows with New England style shutters providing a good deal of natural light, and feature wrought iron fireplace as its focal point; a well-proportioned dining room with wood flooring and French doors providing access to the garden; a family room which is open plan to the kitchen creating a perfect place for both families and entertaining alike; a kitchen with bi fold doors providing access to the garden, feature beamed vaulted ceiling with Velux window creating a tremendous sense of space, a wide range of shaker style wall and base units, complementary work surfaces, attractive tile splashbacks, stainless steel sink with mixer tap over, NEFF induction hob with stainless steel extractor, NEFF double ovens, and AEG dishwasher; and a utility room with plumbing for a washing machine, sink with mixer tap over, and wall and base units. On the first floor there is a spacious landing and four good-sized bedrooms all benefiting from New England style window shutters and fitted wardrobes, and a family bathroom featuring a bath with both rain and separate showers, low level w/c, wash basin with mixer tap over and storage beneath, stainless steel heated towel rail, and attractive gloss white wall tiles. On the top floor are two further double bedrooms, an additional study, and a bathroom featuring bath with shower over, low level w/c, pedestal wash basin, stainless steel heated towel rail, and attractive wall and floor tiles.

To the front is a landscaped garden with a wide variety of mature plants, shrubs, and flowers, and to the rear is a large, secluded garden mainly laid to lawn and boarded by mature plants and shrubs in addition to a large garden pod currently utilised as an additional reception room but could be used as a home office, children's playroom, or gym.

**Services:** Mains water and electricity. Gas-fired central heating  
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121  
**Current council tax band:** D  
**Current EPC Rating:** D

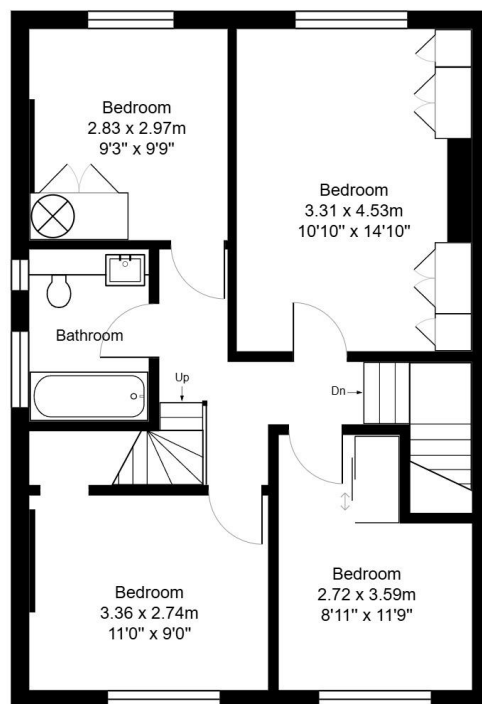
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

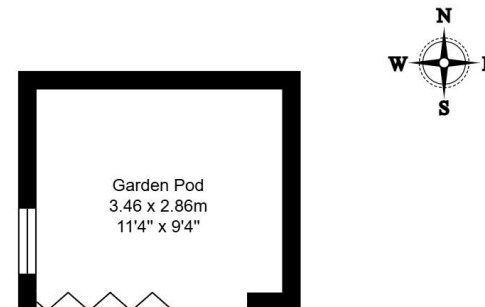


Ground Floor  
Area: 69.2 m<sup>2</sup> ... 745 ft<sup>2</sup>

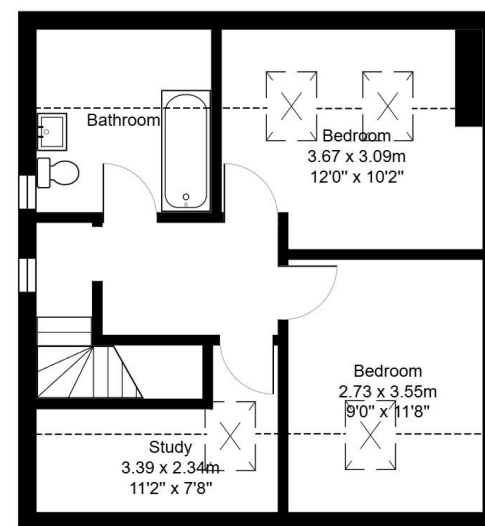
Total Area: 169.7 m<sup>2</sup> ... 1827 ft<sup>2</sup> (excluding garden pod)  
All measurements are approximate and for display purposes only.



First Floor  
Area: 57.9 m<sup>2</sup> ... 624 ft<sup>2</sup>



Garden Room  
Area: 9.9 m<sup>2</sup> ... 106 ft<sup>2</sup>



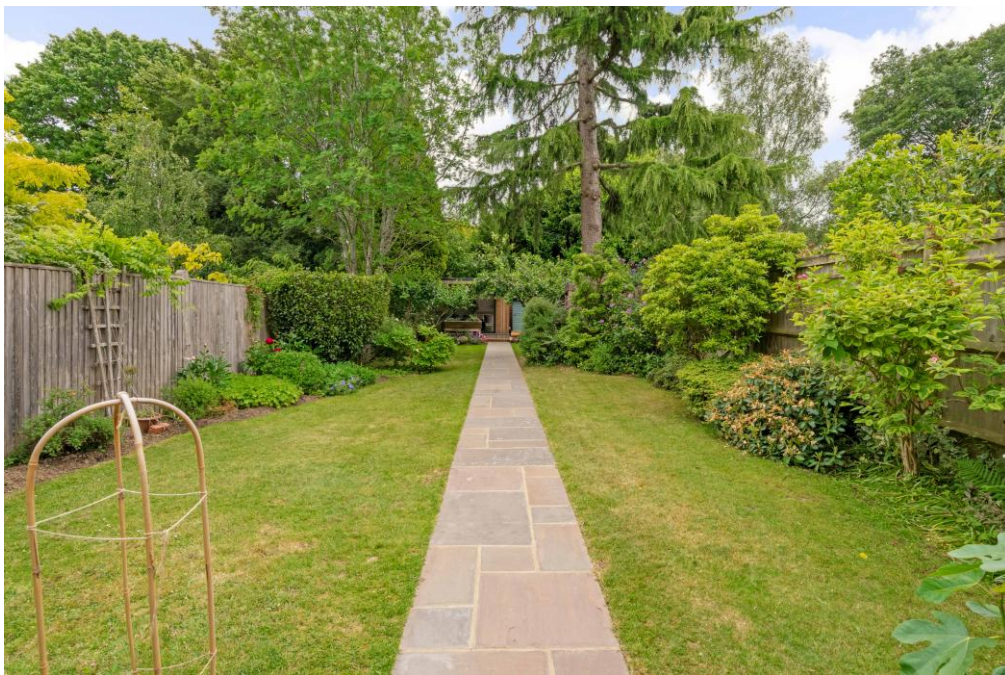
Second Floor  
Area: 42.6 m<sup>2</sup> ... 458 ft<sup>2</sup>



#### Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the





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