

Connells

Bretland Road Tunbridge Wells







# **Property Description**

Nestled on one of Rusthall's most soughtafter roads, this elegant three-bedroom semidetached home offers a perfect blend of character, comfort, and tranquility. Constructed from mellow brick, the property exudes timeless charm and is set back from the road behind a mature front garden.

The ground floor welcomes you with a stylish entrance hall leading to a bright sitting room featuring a bay window and a traditional fireplace. The adjoining dining room is perfect for entertaining. A well-appointed kitchen, cloakroom with W.C., and a practical utility area complete the ground floor.

Upstairs, the first floor comprises two generous bedrooms, including a principal bedroom with built-in wardrobes, and a stylish family bathroom.

The second floor reveals a light-filled third bedroom, perfect as a guest room, home office, or creative space.

Outside, the property truly shines. The enchanting cottage-style rear garden is a private oasis, thoughtfully landscaped with mature trees, flowering shrubs, fragrant roses, and a pergola draped in blooms. Two sandstone patio areas provide idyllic spots for alfresco dining, while a charming tiled-roof garden shed adds practicality and character.

#### **Ground Floor**

#### **Entrance Hall**

### Lounge

13' 6" into bay x 10' 10" Max ( 4.11m into bay x 3.30m Max )

### **Dining Room**

11' 8" Max x 10' 10" Max ( 3.56m Max x 3.30m Max )

#### Kitchen/Breakfast Room

14' 1" L-Shape x 15' 9" L-Shape ( 4.29 m L-Shape x 4.80 m L-Shape )

## **Utility Room**

#### **Downstairs Cloakroom**

#### **First Floor**

## Landing

### **Bedroom One**

11' 10" Max x 14' 1" Max ( 3.61m Max x 4.29m Max )

### Bedroom Two

8' 9" Max x 11' 9" Max ( 2.67m Max x 3.58m Max )

### Bathroom

# Second Floor Bedroom Three

13' 10" Max x 11' 8" Max ( 4.22m Max x 3.56m Max )

Restricted Head Height

### **Outside**

**Front Garden** 

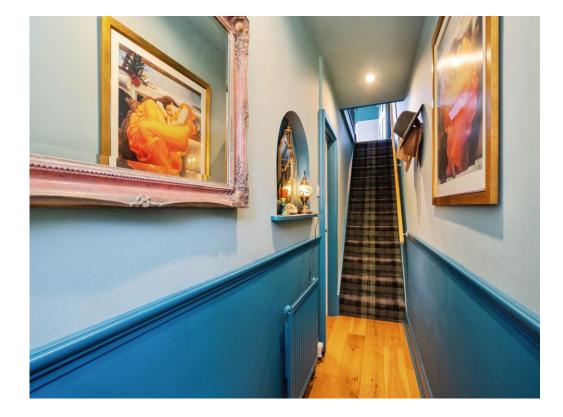
Rear Garden

Shed

### Location

Rusthall village exudes quintessential English charm, offering a delightful tapestry of local amenities that cater to both the practical and the indulgent. Meander through its welcoming streets and discover a selection of independent cafés perfect for a morning coffee or a leisurely afternoon treat. The aroma of freshly baked goods drifts from the traditional bakery, while the local butcher and ironmonger provide time-honoured service and quality produce.

A dedicated health shop and a friendly chemist, while the village library offers a quiet haven for book lovers. For everyday essentials, a well-stocked convenience store with a post office ensures everything is within easy reach. Pampering is never far away, with a beauty salon and hairdressers offering a touch of luxury. And when the day winds down, several characterful local pubs invite you in with warm hospitality, hearty fare, and a true sense of community.

















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EPC Rating: D Council Tax Band: C

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Tenure: Freehold



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