



Connells

Bretland Road
Tunbridge Wells

Bretland Road Tunbridge Wells TN4 8PB

for sale offers in excess of
£450,000



Property Description

Nestled on one of Rusthall's most sought-after roads, this elegant three-bedroom semi-detached 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 (4.29m L-Shape x 4.80m 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.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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