



Longmeads, Rusthall, Tunbridge Wells, Kent TN3 0AX

£799,950 Freehold

When experience counts...

est. 1828
bracketts

A delightful four bedroom, detached family home situated on the Langton / Rusthall border with access to shops, amenities and local schools. The attractive, mature garden is a real feature of the property with an area of lawn and a second area of hidden garden. A porch with an inner front door leads to a spacious hallway with access to the principal downstairs rooms. The double aspect sitting room has woodblock flooring and a fireplace with a wood burning stove - this rooms leads through to the dining room creating a spacious L-shaped room ideal for entertaining. The dining room has glass double doors to an attractive conservatory with a vaulted roof and panoramic views of the garden. The kitchen is fitted with Shaker-style units with a range of cupboards and drawers and a wooden worktop with a Butler sink and ceramic drainer, there is space for a dishwasher, fridge and washing machine. A side door leads you to the garden and front of the house. From the hall you have access to the cloakroom which also has a shower and a further door connects you to a study with a window to the front of the house and wooden floor. The spacious landing is light and bright with a window to the front of the house and four generous light and airy bedrooms. The family bathroom has fitted furniture with concealed WC and a bath with an electric shower over. To the front of the property there is a driveway with parking for three cars and an area of lawn. The boundary is made up of mature hedges and fencing giving privacy. The rear garden is a real feature of the house, with a wraparound patio giving great entertaining space. The shaped lawn is surrounded by mature shrubs including a cherry tree, camellia and rhododendrons. There is a second, good sized hidden area of garden at the bottom, screened by shrubs and trees, with three sheds, a greenhouse, a swing set and a log store. **VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.**

- Detached 4 Bedroom Family Home
- Excellent Location with Access to Shops, Schools & Transport
- L-Shaped Sitting Room / Dining Room
- Conservatory with Panoramic Views of the Garden
- Fitted Kitchen with Shaker-Style Units
- Downstairs Cloakroom / Shower Room
- Downstairs Study
- Spacious Bright and Airy Bedrooms
- Beautiful Mature Gardens
- Driveway with Parking for 3 Cars





LOCATION:

The village of Rusthall boasts a good range of local stores with day-to-day amenities and is within approximately 2 miles from Tunbridge Wells with its multiple range of shopping and recreational facilities, together with a mainline railway station offering fast trains to London in under an hour. Access to the A21 leads to the M25 motorway network and the south coast. Gatwick Airport is within approximately 25 miles.

The area is well served for schooling with a range of independent, grammar and Church comprehensive schools, all of which are highly regarded.

The area is well served for a range of activities including golf clubs, cycling, horse riding, tennis and cricket clubs.

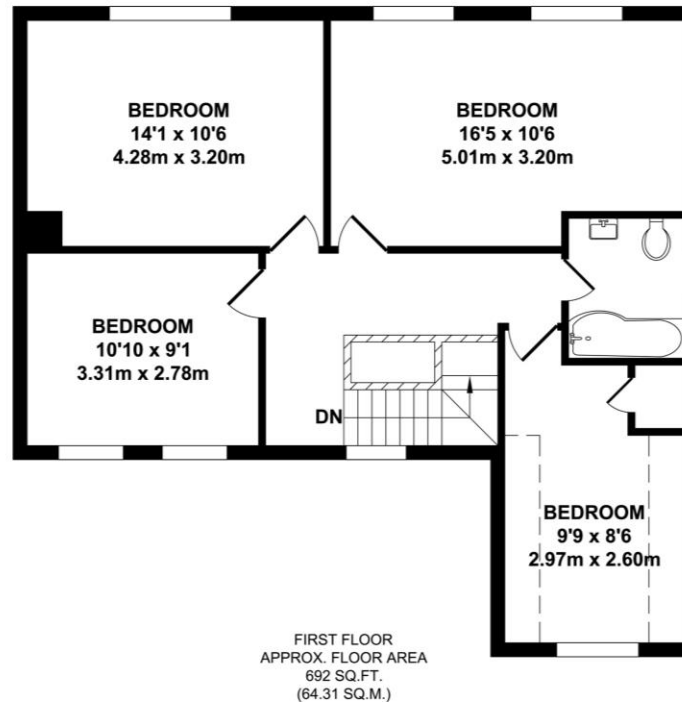
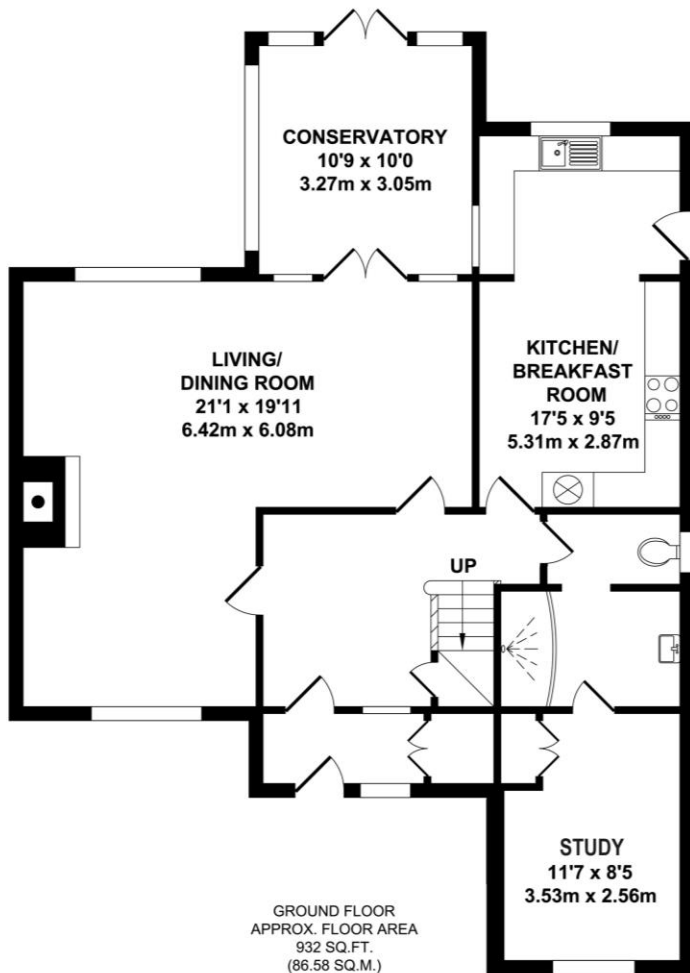


Additional Information:

Council Tax Band: F



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TOTAL APPROX. FLOOR AREA 1624 SQ.FT. (150.89 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	77