



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End Of Terrace 4 Bed Period Property
- Lounge with Wood Burner
- Open Plan Kitchen/Dining Room
- Bi-Fold Doors to Garden
- On Street Parking
- Energy Efficiency Rating: E

Meadow Road, Rusthall

GUIDE £525,000 - £550,000

woodandpilcher.co.uk

27 Meadow Road, Rusthall, Tunbridge Wells, Kent, TN4 8UN

Offered to a particularly high standard and impressively refurbished and extended by the current owners, a four bedroom period property in Rusthall village. A glance at the attached photographs and floorplan will give an indication as to the design and nature of the property. The current owners have extended the kitchen and dining areas to create a good sized, family friendly space with bi-fold doors to the rear gardens - alongside developing the loft area to put in two further bedrooms. The house has an attractive ambience enhanced by thoughtful development and the use of good quality materials throughout. As currently arranged, there is a good sized traditional lounge with areas of fitted cupboards and an inset wood burner, the aforementioned kitchen/dining room as well as - on the ground floor - a good sized inner lobby area with generous storage space. There are two bedrooms to the first floor and a contemporary styled bathroom with two additional bedrooms on the second floor. The property enjoys attractive and lower maintenance gardens with good areas of decking to the rear alongside an artificial lawn.

Properties of this quality and style have traditionally generated excellent interest and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed side door with fitted roman blind with opaque window above, leading to:

ENTRANCE LOBBY:

Feature tiling, stairs to the first floor, areas of wooden panelling, areas of fitted shelving, selection of wood block work surfaces with storage below. Cupboard with space for a washing machine and further excellent storage space, inset spotlights to the ceiling. Door to an understairs cupboard which is of a good size with fitted coat rail. Door leading to:

LOUNGE:

Good areas of wood effect flooring, radiator, picture rail, feature cornicing, various media points. Excellent space for lounge furniture and for entertaining. Exposed brick fireplace with inset cast iron wood burner and stone hearth with fitted cupboards and shelving to either side of the chimney breast. Bay window to the front comprised of period sash windows with contemporary style plantation shutters.

OPEN PLAN KITCHEN/DINING ROOM:

A contemporary styled kitchen with a complementary quartz work surface. Inset single bowl sink with mixer tap over. Inset four ring 'Bosch' induction hob with quartz splashback and integrated double electric oven. Integrated dishwasher and space for a large freestanding American style fridge/freezer. Freestanding island area with additional storage space, a quartz work surface and a breakfast bar for 4 people. There is also good space for a further dining table and chairs. Feature tiled floor, good general storage space, two radiators, inset spotlights to the ceiling, extractor fan. Bi-fold double glazed doors to the rear and two double glazed windows to the side each with fitted roller blinds and further Velux style windows to the roof.

FIRST FLOOR LANDING:

Carpeted, inset spotlights to the ceiling, stairs to the second floor. Doors leading to:

BEDROOM:

Carpeted, radiator, fitted wardrobe to one side of the original chimney breast, a further cupboard with generous areas of fitted shelving, various media points. Space for a double bed and associated bedroom furniture. Period sash window to the front with fitted Roman blind.



FAMILY BATHROOM:

Of an attractive, contemporary style with feature wash hand basin with mixer tap over, storage below and areas of metro tiled style splashback, low level WC, panelled bath with mixer tap over, fitted glass shower screen and two shower heads over. feature tiled floor. mirror fronted cabinet, inset LED spotlights to the ceiling. Opaque double glazed window to the rear.

BEDROOM:

Carpeted, radiator, loft access hatch. Good space for bed, study furniture and wardrobe. Dual aspect double glazed windows to the side and rear each with roller blinds.

SECOND FLOOR LANDING:

Carpeted, inset LED spotlight to the ceiling. Doors leading to:

BEDROOM:

Carpeted, radiator, areas of sloping ceiling, under eaves storage with fitted shelves. Feature recess with areas of shelving. Space for bed and associated bedroom furniture. Two sets of Velux windows each with fitted blinds to the front.

BEDROOM:

Carpeted, radiator, inset spotlights to the ceiling. Feature recess with areas of shelving. Space for bed and associated bedroom furniture. Dual aspect with double glazed windows to the rear and side each with fitted roller blinds.

OUTSIDE FRONT:

A low maintenance front garden set to feature paving stones with one large rose and shrub bed and further space for external storage units, bins etc. Retaining brick wall, concrete path running along the side of the property to a side door and side gate leading to the rear garden.

OUTSIDE REAR:

An area of raised decking to the immediate rear of the property with good space for garden furniture and for entertaining. Paved path leading to a side gate and the front of the property. External power points, external tap and external storage unit. The garden is set to an artificial lawn with retaining wooden fencing and a raised bed with further mature shrub and bulb plantings. Fitted seated area at the rear and a detached shed with further specimen tree.

SITUATION:

The property is situated in a small road just outside the main village of Rusthall which has a good mix of independent retailers with a popular school and immediate access to the pretty Rusthall Common. Beyond this, Royal Tunbridge Wells itself has a far wider mix of social retail and educational facilities, including two theatres, multiple shopping opportunities at both North Farm retail park and the Royal Victoria Place shopping centre alongside a host of independent retailers, restaurants and bars between the historic Pantiles and Mount Pleasant. Tunbridge Wells has two mainline railway stations connecting to London termini and the south coast and there is further availability of a commuting bus in the area. Recreational facilities include local Golf, Cricket and Rugby Clubs as well as the benefit of being with a few hundred yards of the Toad Rock Retreat Pub overlooking the Toad Rocks popular with walkers.

TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

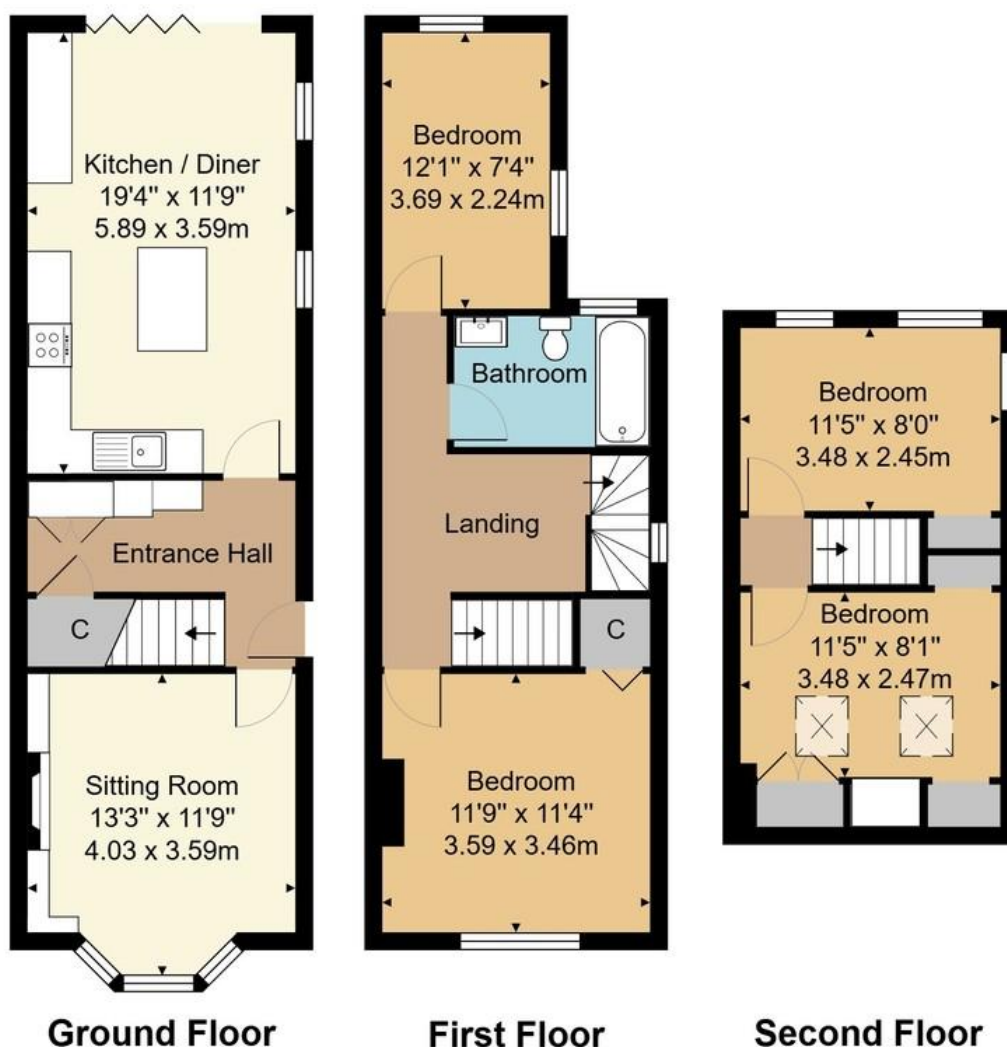
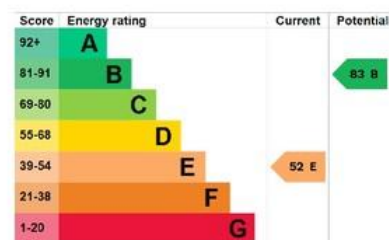
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





Approx. Gross Internal Area 1134 ft² ... 105.3 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

