



RUSTWICK

TUNBRIDGE WELLS - GUIDE PRICE £775,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

12a Rustwick
Tunbridge Wells, TN4 8NR

Entrance - Generous Hallway - Cloakroom - Sitting Room With Feature Fireplace - Dining Room - Kitchen - Utility Room - Conservatory - First Floor Landing - Master Bedroom With En-Suite - Three Further Bedrooms - Family Bathroom - Front Garden With Driveway & Garage - Rear Garden With Beautiful Open Views

Located in the exclusive private road of Rustwick adjoining the old golf course and on the edge of Tunbridge Wells, is this four bedroom detached family home. The property enjoys a lovely quiet position with outlooks to the rear offering flexible and spacious family accommodation with scope for further enhancement if desired.

ENTRANCE:
Via driveway to porch with door into:

HALLWAY:
A generous hallway with understairs storage cupboard, further built-in store cupboard, radiator, carpet.

CLOAKROOM:
A low level WC, inset wash hand basin with mixer tap and cupboard underneath, tiled flooring, par tiling to walls. Double glazed window to front.

SITTING ROOM:
A bright room with double glazed patio doors and further windows to rear, feature brick fireplace with open fire grate, two radiators, carpet.

DINING ROOM:
Double glazed window to front, radiator, carpet.

KITCHEN:
A spacious room leading onto the conservatory with views to the rear. The kitchen has a good range of wall, base and drawer units with complementary worktop. Inset one and a half bowl sink and drainer with mixer tap. Built-in double oven and inset gas hob. Built-in fridge/freezer. Space for dishwasher. Wall mounted gas central heating boiler, vinyl flooring. Double glazed door to side.

UTILITY ROOM:
Spaces for washing machine and tumble dryer. Inset sink and drainer, range of base units, vinyl flooring, radiator.



Double glazed door to side with double glazed window.
Door into garage.

CONSERVATORY:

The conservatory provides a perfect place to enjoy the views of the garden and the further countryside views to the rear. Doors leading to patio.

Stairs to FIRST FLOOR LANDING:

Generous landing area with built-in airing cupboard housing the hot water tank with shelving above, further built-in store cupboard, loft access with drop down ladder. Double glazed window to side.

MASTER BEDROOM:

A good sized double bedroom with double glazed window to the rear. Double built-in wardrobes, radiator, carpet.

EN-SUITE:

Comprising of panelled bath with shower over, low level WC, inset wash hand basin. Heated towel rail, tiled flooring, tiling to walls, downlights. Double glazed window to rear.

BEDROOM 2:

A further double bedroom, built-in wardrobe, radiator, carpet. Double glazed window to front.

BEDROOM 3:

Double glazed window to rear, radiator, carpet.

BEDROOM 4:

A further double bedroom, radiator, carpet. Double glazed window to front.

FAMILY BATHROOM:

Comprising of shower cubicle, panelled bath with handheld shower attachment, low level WC, pedestal wash hand basin. Heated towel rail, part tiling to walls, tiled flooring. Double glazed window to front.

OUTSIDE REAR:

A paved patio area, steps down to gated access onto the countryside, further gated access both sides of the property, variety of shrubs to borders.

GARAGE: Up and over door, electric consumer unit.



OUTSIDE FRONT:

There is hedging and fencing to boundaries paved, driveway to garage and entrance door, area of lawn, shrubs to borders.

SITUATION: Rustwick is an exclusive private road on the outskirts of Rusthall, Tunbridge Wells. The village amenities of Rusthall are nearby and include a mix of quality retailers, public houses, takeaway restaurants and an excellent bus service to the adjacent town of Royal Tunbridge Wells. Tunbridge Wells offers a comprehensive range of shopping facilities at the Royal Victoria Place Shopping Mall and the pedestrianized Calverley Road Precinct. It has a mainline railway station offering services to both London stations and the South Coast. In general, the area is well served with good schooling, both state and independent, for children of all ages. Recreational facilities in the area include golf, cricket, tennis and rugby clubs, local parks, Rusthall and Tunbridge Wells Commons and two theatres in Tunbridge Wells.

TENURE: Freehold

COUNCIL TAX BAND: F

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

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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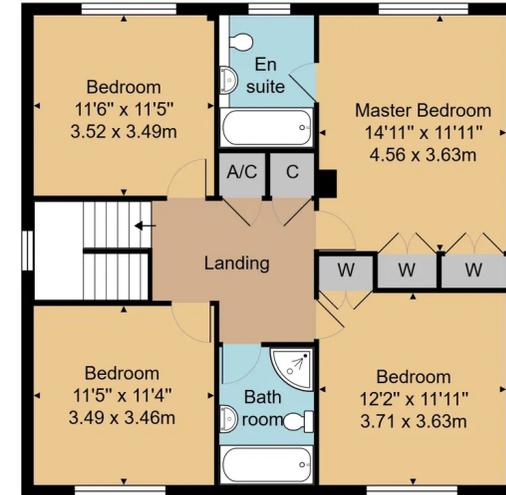
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	75 C
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

Approx. Gross Internal Area
1910 ft² ... 177.4 m²
(Incl. Garage)

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.