



**THE WILLOWS, BOWEN ROAD**

**RUSTHALL, TUNBRIDGE WELLS - GUIDE PRICE £695,000 - £725,000**



**WOOD & PILCHER**

*Sales, Lettings, Land & New Homes*

## 2 The Willows

Bowen Road, Rusthall, Tunbridge Wells, TN4 8SU

Entrance Hall - Sitting Room - Cloakroom - Kitchen/Diner With Doors To Garden - Utility Room - Galleried Landing - Bedroom With En-Suite - Two Further Bedrooms - Bathroom - Front Garden With Driveway Providing Off Road Parking For Two Vehicles - Garage - South-Westerly Facing Rear Garden

Set within the highly sought-after village of Rusthall, just under two miles west of the historic and vibrant Spa town of Royal Tunbridge Wells, 2 The Willows represents the finest in contemporary countryside living. This elegant three-bedroom detached home is part of a boutique development of only four individually designed properties by Cubed Homes – renowned for their meticulous attention to detail, exceptional build quality, and refined specification.

This stunning residence combines classical architectural charm with modern design features, creating an ideal space for families and discerning buyers. With matured landscaped gardens, a garage with remote electric door, and additional private parking, the property offers a tranquil yet connected lifestyle in an enviable setting. The heart of the home is a generously proportioned kitchen/breakfast room, fitted with sleek Crown Imperial Furore units, solid quartz worktops, and an extensive range of integrated Neff appliances. French doors open to a sandstone patio and the garden beyond, perfect for entertaining or enjoying peaceful outdoor moments. A separate utility room provides practical storage and laundry space with matching cabinetry and a stainless steel sink.

Throughout the ground floor, porcelain floor tiles create a seamless flow between the kitchen, utility, hallway, and cloakroom. The spacious living room is a warm and inviting retreat, featuring a bespoke oak fire surround with granite hearth and a chimney flue ready for the installation of a wood-burning stove.





Upstairs, the principal bedroom is complemented by a luxurious en-suite, alongside two further well-appointed bedrooms and a stylish family bathroom – each benefitting from high-quality white sanitaryware by Twyford, chrome fittings, heated towel rails, mirrored cabinetry, and elegant ceramic wall and floor tiling.

Modern conveniences are woven into the fabric of the home, with underfloor heating to the ground floor, thermostatically controlled radiators above, energy-efficient gas-fired central heating, and a pressurised hot water system. LED downlighting enhances the kitchen, utility, hallway, and bathrooms, while multimedia connectivity is catered for with TV, satellite and data points throughout.

Peace of mind is provided by wiring for an alarm system, a composite front door, high-performance double glazing, mains-fed smoke and heat detectors, and external lighting to all access points. Finishing touches such as high-quality oak veneered internal doors, a handcrafted staircase with oak handrail, and handmade clay hanging tiles reflect the exceptional craftsmanship throughout.

Externally, the property enjoys a lawn and patio garden enclosed by timber fencing, a paved driveway with conservation kerbs, and a beautifully crafted Indian sandstone patio, creating a seamless blend of indoor and outdoor living.

Rusthall itself offers a strong sense of community, with a range of local amenities including shops, a post office, butcher, baker, greengrocer, doctor's surgery, library and more – all just a short walk away. Families will appreciate the proximity to local parks, woodlands and nature trails, as well as excellent local schooling and dedicated school bus services.

For commuters, a regular bus service connects the village to Tunbridge Wells Station, with fast rail links into London. The town's cosmopolitan atmosphere, rich heritage, cultural events, boutique shopping, and diverse dining options ensure residents of The Willows enjoy the very best of both town and country.

Double glazed composite front door with frosted double glazed window.

#### ENTRANCE HALL:

Stairs to first floor, understairs cupboard, underfloor heating, ceiling spotlights.

#### SITTING ROOM:

Double glazed window to front, feature fireplace, underfloor heating.

#### CLOAKROOM:

Wash hand basin with cabinet below, WC, underfloor heating, ceiling spotlights, extractor.

#### KITCHEN/DINER:

Fitted with sleek grey gloss cabinetry and contrasting quartz work surface and riser. 'Neff' induction hob with concealed extractor, dual 'Neff' eye-level oven. Integrated dishwasher and fridge/freezer. One and a half bowl sink unit with mixer tap. Tiled floor with underfloor heating, tiled splashbacks. Double glazed window to rear and double glazed double doors to garden.

#### UTILITY ROOM:

Fitted floor cupboards with sink unit. Space and plumbing for washing machine and tumble dryer. Tiled floor with underfloor heating, ceiling spotlights, extractor. Double glazed window to rear and double glazed door to side. Door to garage.

#### LANDING:

Galleried landing with double glazed window to front, loft hatch with drop down ladder, radiator, airing cupboard housing hot water tank.

#### BEDROOM:

Double glazed window to rear with views over allotments, range of built-in wardrobes, radiator.

#### EN-SUITE:

Vanity wash hand basin with mixer tap, WC, walk-in double shower with thermostatic controls. Tiled walls and floor, heated towel rail, ceiling spotlights, extractor. Frosted double glazed window to rear.

#### BEDROOM:

Double glazed window to rear, radiator.

#### BEDROOM:

Double glazed window to rear, radiator.

#### BATHROOM:

Bath with hot and cold taps, separate thermostatic shower over bath with glass screen and tiled splashback, WC, vanity wash hand basin with mixer tap. Heated towel rail, tiled floor, ceiling spotlights, extractor. Frosted double glazed window to side.

#### OUTSIDE FRONT:

Brick driveway with parking for two vehicles. Lawn, flower beds and borders.

#### GARAGE:

Electric up and over door, power and light, consumer unit, wall mounted gas boiler.



**OUTSIDE REAR:**

The rear garden is entirely private with patio, lawn, mature shrubs and plants. Pergola over patio area with seating area being south-westerly facing. Shed, side access, outside tap and electricity supply to the patio area.

**SITUATION:**

The property is located close to Rusthall village, which has a good selection of local shops including convenience stores, takeaway restaurants, a number of well regarded public houses, a pharmacy and a post office. Other amenities include the local primary school, a range of village societies and cricket club. Rusthall is immediately adjacent to Tunbridge Wells itself and the town centre of Royal Tunbridge Wells is approximately one and a half miles distant including an excellent mixture of cafes, restaurants and bars situated along the Pantiles and old High Street areas with multiple retailers at the Royal Victoria Place Shopping Centre and Calverley Road pedestrianized precincts. Tunbridge Wells has two main line stations, each of which offer fast and frequent services to both London and the south coast. There is also a direct bus service from Rusthall to London (canary Wharf) twice a day (both ways). In general the area is well served with schooling including primary, secondary, grammar and independent, many of which are accessible from the property.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

E

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

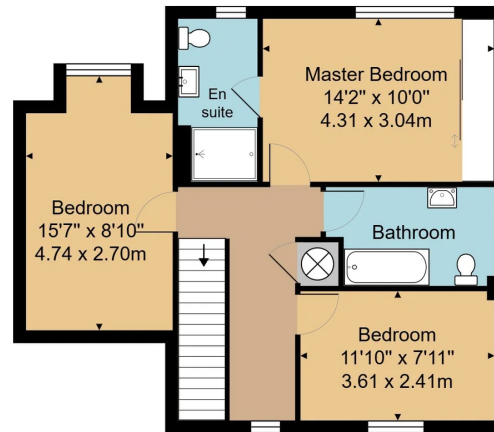
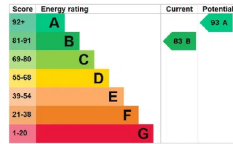
Flood Risk - Check flooding history of a property England

- [www.gov.uk](http://www.gov.uk)

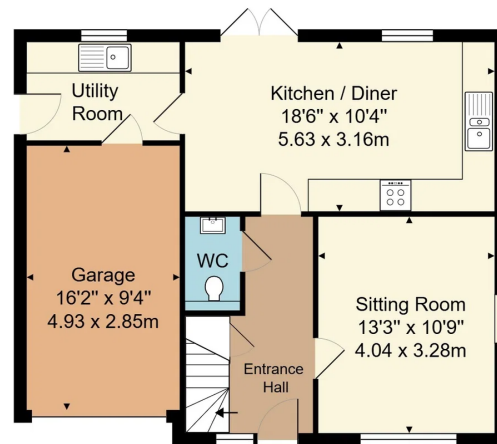
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





**First Floor**



**Ground Floor**

Approx. Gross Internal Area 1283 ft<sup>2</sup> ... 119.2 m<sup>2</sup>

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.

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 contained. 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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