






12 RUSTWICK

Tunbridge Wells, Kent



AN OUTSTANDING DETACHED FAMILY HOME

Extensively renovated by the current owners to offer stylish, contemporary accommodation arranged over two storeys and finished to the very highest of standards.

   EPC
4 2 2 D

Local Authority: Tunbridge Wells Borough Council

Council Tax Band: F Tenure: Freehold

Services: Mains water, electricity and drainage. Gas-fired central heating.

Agent's Note: Back page depicts view over surrounding countryside.

Postcode: TN4 8NR [what3words.com/unpainted.quintet.spoon](https://www.what3words.com/unpainted.quintet.spoon)

Service Charge: Approximately £100 per annum (contribution towards private road)



THE PROPERTY

On the ground floor, there is a good-sized sitting room with log burner and superb bay window. The impressive, open-plan kitchen/dining space is situated at the rear with bi-fold doors leading out to the garden, creating a wonderful living and entertaining space. The kitchen itself comprises a range of stylish, shaker style units with stunning work surfaces and plenty of space for appliances. A striking central island offers further seating, in addition to the more formal dining area. Also of note on the ground floor is a separate utility room, study and cloakroom.

The principal suite sits at the front of the house with a walk-in dressing room and luxurious en suite shower room. There are three further bedrooms on this level, served by a beautifully appointed family bathroom.







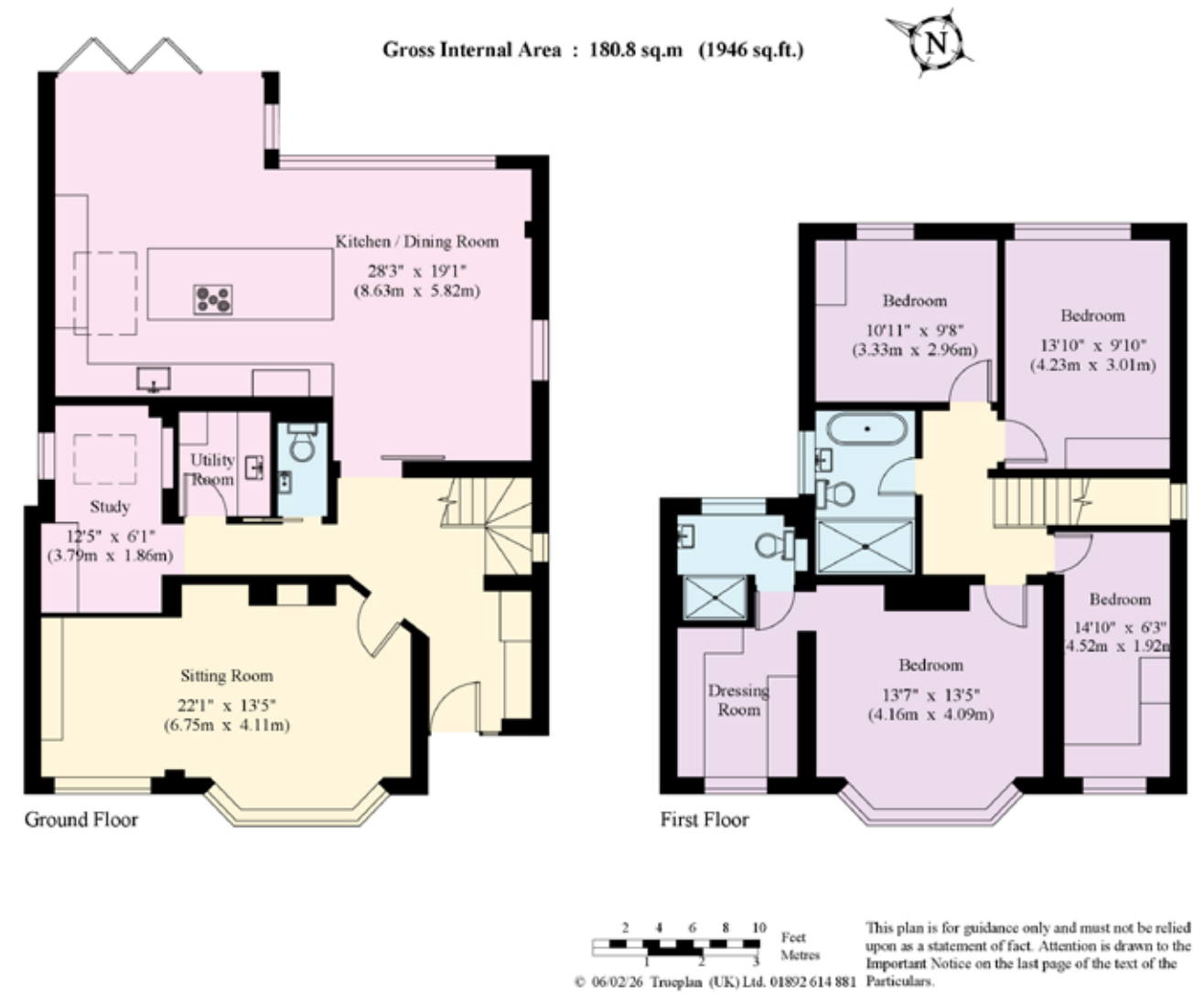
OUTSIDE AND SITUATION

The rear garden has a wonderful outlook and perfectly blends seating areas with an expanse of lawn - the ideal place to sit and relax. On street parking available on the private road.

Rustwick is a sought-after private road, just 1.5 miles from the centre of Tunbridge Wells offering a vast array of shops, cafes and restaurants on the famous Pantiles and historic High Street. Train services to London Bridge are available from the mainline station within the hour.

The town is renowned for the quality of its schooling, both in the private and state sectors, including nearby Holmewood House preparatory and grammars for boys and girls.





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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