



Connells

Hill View Road
Tunbridge Wells



Property Description

Arranged over three elegant floors, this beautifully presented family home effortlessly marries classic character with stylish modern living.

A welcoming hallway leads to a delightful bay-fronted lounge, where a feature fireplace with log-burning stove creates a warm and inviting retreat. To the rear, the stunning open-plan kitchen/dining/family space forms the true heart of the home, bathed in natural light from a vaulted glazed roof and finished with underfloor heating - perfect for both everyday living and entertaining.

A well-equipped kitchen, separate utility room, and contemporary ground floor shower room complete the space.

Upstairs, two generous bedrooms are served by a beautifully appointed family bathroom, while the top floor reveals a further impressive bedroom, offering a peaceful and versatile haven.

Outside, the property enjoys a charming, low-maintenance front garden and a secluded rear garden with mature planting and a generous patio- ideal for relaxing or hosting guests in the warmer months.

Ground Floor

Entrance Hall

Lounge

Dining Room

Kitchen

Utility Room

Downstairs Shower Room

Landing

Bedroom One

Bedroom Two

Bathroom

Second Floor

Bedroom Three

Restricted Head Height

Outside

Rear Garden

Front Garden

Additional Upgrades

Kitchen

- NEFF Induction Hob
- Stainless Steel Extractor (NEFF)
- Bosch Dishwasher
- Belfast Sink
- Wooden Worksurfaces
- Full size Fridge & Freezer

Bathroom

- Underfloor Heating

Locations

Rusthall village exudes quintessential English charm, offering a delightful tapestry of local amenities that cater to both the practical and the indulgent. Meander through its welcoming streets and discover a selection of independent cafés perfect for a morning coffee or a leisurely afternoon treat. The aroma of freshly baked goods drifts from the traditional bakery, while the local butcher and ironmonger provide time-honoured service and quality produce.

A dedicated health shop and a friendly chemist, while the village library offers a quiet haven for book lovers. For everyday essentials, a well-stocked convenience store with a post office ensures everything is within easy reach. Pampering is never far away, with a beauty salon and hairdressers offering a touch of luxury. And when the day winds down, several characterful local pubs invite you in with warm hospitality, hearty fare, and a true sense of community.









Total floor area 104.9 m² (1,129 sq.ft.) approx

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5 Vale Road
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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