



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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