



Lower Green Road, Rusthall
Tunbridge Wells, Kent TN4 8TW

Offers in the Region Of £900,000



Large Driveway

Basement room

Large Garden to Rear

Substantial 4 Bedroom Family Home

Popular Rusthall Village Location

Council Tax Band: G

Kitchen/Breakfast room

Downstairs shower room

Integral Garage

EPC: E

Rusthall Village is surrounded by beautiful countryside walks whilst having every amenity on hand. There is a primary school, two highly rated pre-schools, two churches, a beauty salon, bakers, butchers, two convenience stores, two cafes, chemist, hairdressers, barbers, ironmongers and a beauty salon. Rusthall is also served by three very unique pub; The Red Lion, believed to be the oldest pub in Kent, The Toad Rock and The Oak.

For the more energetic there are well established Cricket and Football Clubs. There is a great community spirit here as the village has its own Parish Council and village association who recently successfully managed to push forward a 20mph speed limit throughout the village. As if all of that weren't enough there is a community cinema and summer fete and bonfire night.

The first thing you notice when you pull up to this property is how spectacular the house looks standing alone amongst its own well-kept gardens and the large driveway that leads into a garage.

This substantial house boasts extremely light and well-designed hallways which lead into the downstairs shower room, living room, dining room, garage and beautifully finished kitchen/breakfast/family room. As well as this, there are stairs that lead down into a large basement currently being used as a gym but having previously been used as a games room, office and play room. Two of the reception rooms boast open fireplaces.

Making your way up the stairs you will find 4 large, double, open feel bedrooms all with fantastic views over Rusthall's countryside through sizeable sash windows which keep all the rooms light and airy. The first floor also houses a brand new beautiful bathroom.

Around the back of the property you will find a good sized garden with a patio area with space for furniture and family BBQ's in the summer, but also a spacious lawned garden for activities

MORE PROPERTIES REQUIRED IN ALL AREAS







"We have loved living here for the past 22 years. The house is spacious and unique and yet so cosy. The garden bursts into a riot of colour during the summer months boasting every cottage garden flower you can imagine and we are often visited by woodpeckers, foxes, hawks, badgers and sometimes a heron.

We feel privileged to have been able to bring up our four children in such a unique space situated in a lovely warm and welcoming community with so much glorious countryside right on our doorstep. The rooms have been repurposed over the years and I am sure the new owners will have their own take on which rooms should be used for which purposes. We will miss this house so much but with the children all grown up it's time for a new adventure"



4 Double Bedrooms with good-sized sash windows offering views over the Rusthall Countryside



If you should ever want to leave Rusthall Village, the village is located less than two miles west of Tunbridge Wells. It's an easy twenty minute walk across beautiful commons into the centre of Tunbridge Wells, the legendary Pantiles or the main line station with direct services into London (around 50 minutes) or the coast (around 40 minutes). For those not feeling so energetic there is a bus service that departs every twelve minutes during. Tunbridge Wells Town Centre boasts an abundance of fantastic bars, restaurants and cafes as well as a number of shops and highly rated Grammar Schools

Directions

From our Tunbridge Wells office, head east on Rusthall High Street towards Manor Road. Turn left onto Lower Green Road, the property will be on your left.

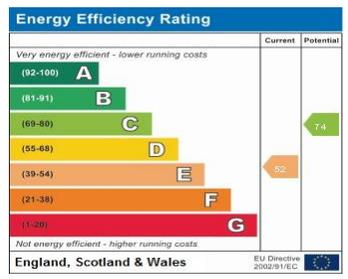
EPC E

A Full copy of the EPC certificate is available on request from our office.



TOTAL FLOOR AREA : 2089 sq.ft. (194.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022.



AGENTS NOTE: KMJ Property, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

Office Tel: 01892 515188
 Offices in Tunbridge Wells & Crowborough
 sales@kmjproperty.co.uk
 www.kmjproperty.co.uk