

Rose Cottage, 22 Upper Street, Rusthall





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Pretty Quintessential English 3-Bedroom Cottage

Accommodation Summary

- 3 bedrooms
- 2 reception rooms
- Large open plan kitchen/dining room
 - Separate utility space
 - Period features
- Additional attic room
- South facing garden
- Energy efficient solar tubes



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Rose Cottage is a delightful period family home nestled behind striking sandstone rocks in the tranquil semi-rural village setting of Denny Bottom.

As it is only a stone's throw away from the centre of Tunbridge Wells with its excellent commuter links, bustling shops and café culture it really delivers the best of both worlds.

Spectacular views over the natural crop of rocks and wooded cliffs greet you on arrival with the home's leafy front garden delivering a sense of intrigue as steps wind down through foliage to the lower ground level.

Its smart period red brick exterior is mingled with wall climbing plants and a charming blue door which entices you across its threshold.

Light streams through the living room's dual aspect windows which give wonderful views of the cottages at the rear of the valley and the impressive rocks to the front. Its warm wooden flooring and wood burning stove, perfect for chilly winter evenings, make it a very cosy space for a large room that has plenty of space for deep sofas to relax in.

A second reception room at the rear with glorious garden views could be used either as a useful home office or a third bedroom.

Wooden stairs lead you down past a crisply painted exposed brick wall to the expansive kitchen/dining area. This incredible room with its stunning flagstone floor stretches the length of the house and is flooded with light from its double aspect windows and glazed doors at the far end bringing views of the garden in. For family and entertaining there is tons of space and the fitted kitchen delivers wonderful cooking facilities with a range of bespoke eye and base level wooden units, a traditional butler sink and a useful double pantry cupboard.

A downstairs cloakroom and an open arched utility space with plenty of room for appliances and space for coats and muddy boots completes the lower ground floor.

Returning to the living room a natural wooden staircase leads you upwards to the first floor with its two restful double bedrooms and a large family bathroom with shower over the bath.

The beautiful garden is an impressive size and particularly well landscaped with graduating tiers of lawn, mature shrubs and trees stretching down to the end of the garden. It offers spectacular views of the neighbouring valley cottages and woodland tree tops and provides perfect summer entertaining space.

Rose Cottage is a unique home with enormous charm and character that must be seen to be appreciated.





Entrance door, which opens to:

Living Room: 18' 4 x 15' 1" double aspect front and rear windows, wooden floor, wood burning stove sat on stone slabs, radiators and doors to:

Study/Bedroom 3: 10' 6 x 9' 10" Rear aspect window overlooking the garden, fitted full height cupboard housing water cylinder, wooden floor and radiator.

Stairs up to first floor half landing with rear aspect window and doors to:

Bedroom 1: 10' 10 x 9' 10" Front aspect window with views of the street and common, radiator and stairs up to:

Attic Space: 12' 2 x 11' 6" Rear aspect velux window, great additional potential with eaves storage.

Bedroom 2: 10' 6 x 10' 2" Rear aspect window with views of the garden, inset single wardrobe with hanging rail and radiator.

Bathroom: Front aspect part opaque window, panel enclosed bath with wall mounted shower over, folding glass shower screen, pedestal wash basin, low level WC, part tiled walls, linoleum floor, inset cupboard with internal shelving for linen and radiator.

Living room stairs down to lower ground floor and door to:

Kitchen/Dining Room: 25' 3 x 11' 2" Front and side aspect windows with leafy views, oven with 4 ring gas hob, extractor fan, ceramic butler sink with brass mixer tap over, flagstone flooring and radiators.

The kitchen has plenty of real wood worktop space and a good selection of eye and base level bespoke wooden units. Glazed doors and large side windows with views of the garden and giving access to the patio area at the rear with a large double pantry cupboard providing additional storage and an open arch into:

Utility Room: 7' 10 x 5' 4" Rear aspect opaque window, flagstone flooring, space and plumbing for washing machine, tumble dryer and fridge freezer, wall hung boiler and radiator.

Cloakroom: Side aspect opaque window, wall hung hand wash basin, low level WC and radiator.

Conservatory: 10' 2 x 6' 4" Rear aspect windows either side of fully glazed French doors leading onto the terrace, flagstone flooring, sloping clear polycarbonate roof and radiator.

Outside: To the front is a low wooden picket fence with mature shrubs and hedging sitting behind, stone steps leading down to the lower ground level and stone steps leading up to the front entrance door. To the rear the garden is arranged on a number of tiered levels including a paved patio area, an area laid to lawn, shrubbery borders and a pond. A side access gate which gives alternative back of house access from the street, mature shrubs, trees, flower beds and borders and a timber workshop with electricity and a wooden shed complete the rear garden.

General:

Tenure: Freehold

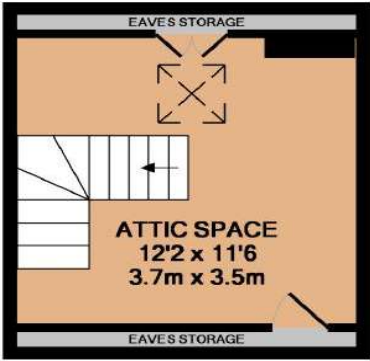
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,402.58)

EPC: E (48)



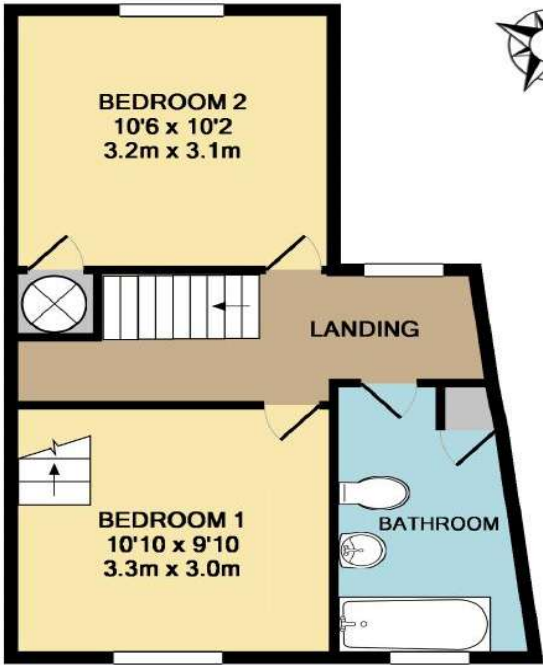
BASEMENT LEVEL
APPROX. FLOOR
AREA 401 SQ.FT.
(37.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 161 SQ.FT.
(14.9 SQ.M.)




GROUND FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.2 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1301 SQ.FT. (120.8 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Area Information:

Rusthall is a charming semi-rural village approximately 2 miles to the west of the centre of Tunbridge Wells town centre.

The village itself has its own local convenience stores, pubs and a cricket green and benefits from open countryside and sprawling woodland on its doorstep.

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

Tunbridge Wells' historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as Holmewood House and Claremont School sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

Tunbridge Wells mainline station, which is approximately 1.5 miles away, has a fast and frequent train service into central London and is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50 minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



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