

# 10 Meadow Road, Rusthall, Tunbridge Wells







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# 10 Meadow Road, Rusthall, Tunbridge Wells TN4 8UL

*Stylish immaculate 2-bedroom period house with long garden*

## Accommodation Summary

- End of terrace Victorian house
  - 2 bedrooms
  - Living room
- Dining/family room
  - Kitchen
  - Bathroom
- Long garden
- Sought after village location
- Close to popular schools
- Walking distance of local woodlands and Rusthall Common



Tel: 01892 514 189

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk





This immaculately presented Victorian house sits in a popular residential street in Rusthall village.

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.

The covered entrance door opens into the living room with its part shuttered bay window flooding the space with light. There is plenty of room for deep sofas and a fireplace with a gas fire adds warmth and character.

Opening behind is the dining/family room which conveniently opens into the kitchen at the rear. Warm wooden flooring contrasts beautifully with the neutral décor and the clever renovation turning the stairs has created excellent living, dining, and entertaining space.

The kitchen is beautifully finished with cream Shaker style cabinets, integrated appliances, wooden worktops, and dual aspect windows that bring in light and garden views. There is a part glazed door to the side opening into the garden too.

Climbing the stairs to the first-floor split landing there are two double bedrooms, both with large windows and over stair cupboards with hanging rails.

The spacious bathroom at the end of the landing has a window bringing in lots of natural light. There is a separate shower cubicle and a panel enclosed bath and a vanity unit, with storage below the wash hand basin.

Outside at the rear is a fully enclosed garden offering a safe sanctuary for pets and children and plenty of room for garden furniture to enjoy summer entertaining. It is wonderfully low maintenance and benefits from paved terracing, raised wooden enclosed stocked beds, a wooden pergola for shade for seating, and front street access.

This property offers a well-designed and stylish interior that has sympathetically transformed a Victorian property into a sophisticated contemporary home. A must see!







**Covered entrance door which opens into:**

**Living Room:** front aspect double glazed bay window with lower tier shutters, fireplace with painted mantelpiece, tiled surround, slate hearth and gas fire, low level fitted alcove cupboard housing the fuse box, column radiator and opening into:

**Dining/Family Room:** rear aspect double glazed window, engineered oak flooring, under stair cupboard, radiator and opening into:

**Kitchen:** rear and side aspect double glazed windows, side aspect opaque part glazed door, and wooden effect flooring. The kitchen is a perfectly planned area with plenty of wooden worktop space, cream Shaker style eye and base level cupboards, wine rack, corner cupboard with extending shelves, and tiled splashback. There is space for a fridge/freezer, space and plumbing for a washing machine, integrated slimline dishwasher, integrated oven, 4 ring electric hob, and a Belfast sink with mixer tap over.

**Stairs up to first floor landing with ceiling loft access hatch with drop down ladder into boarded loft, ceiling lightwell and doors opening into:**

**Bedroom 1:** front aspect double glazed window with shutters, fitted alcove cupboards with shelves, period fireplace, over stair fitted cupboard with hanging rail and radiator.

**Bedroom 2:** rear aspect double glazed window, over stair fitted cupboard with hanging rail, wooden effect flooring, and radiator.

**Bathroom:** rear aspect opaque double glazed window, shower cubicle with wall mounted shower attachment, panel enclosed bath with mixer tap and hand held shower attachment, vanity unit with wash hand basin with mixer tap over and cupboard under, wall mirror with lighting and side cupboard, low level WC, heated towel rail, airing cupboard housing the Worcester boiler with shelving for linen, part wooden panelled walls, and tiled flooring.

**Outside:** to the front of the property is a low-level brick wall with paving behind, and a wooden gate opening onto stone steps leading to the entrance door. There is a block brick pathway to the side with a wooden gate for rear garden access. To the rear is a long paved east facing garden with raised wooden enclosed stocked flower beds, a wooden pergola, a wooden shed for storage with electricity, and a block brick side return with space for bins. There is perimeter wooden fencing on all sides.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

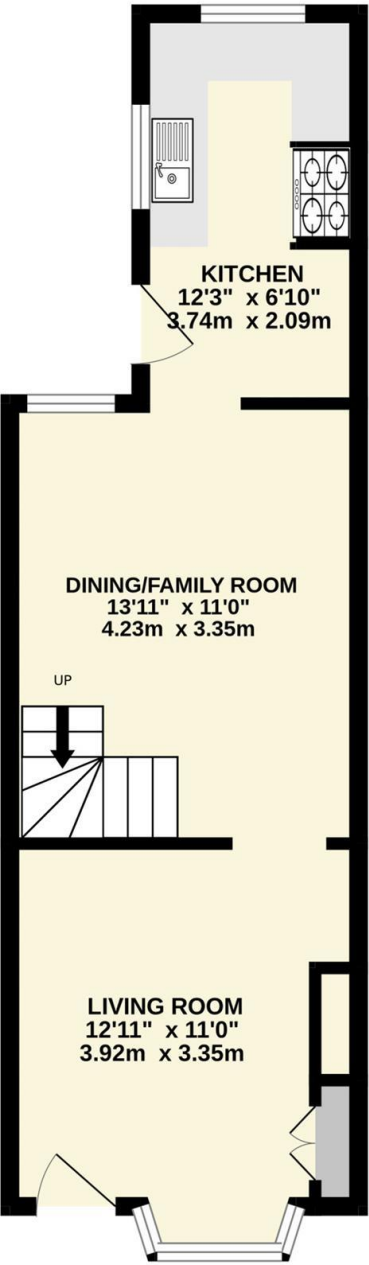
Council tax: Band C (£1,989.00)

EPC: D (55)

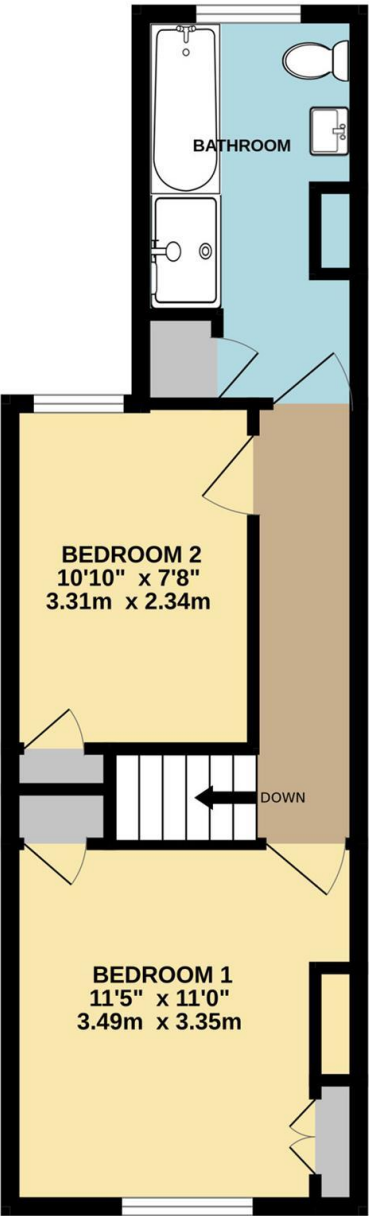




GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.




1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



APPROX TOTAL AREA 68 SQ.M / 732 SQ.FT

TOTAL FLOOR AREA : 732 sq.ft. (68.0 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





**AREA INFORMATION:** Rusthall, Tunbridge Wells, Kent

The property is set in a charming semi-rural village, approximately 2 miles to the west of Tunbridge Wells town centre.

The village itself has its own local convenience stores, bakery, popular primary school, pubs, and a cricket green. It also benefits from open countryside, sprawling woodland and its common with sandstone rocks on its doorstep.

Tunbridge Wells, steeped in royal history and architectural heritage, provides a wealth of modern-day shopping, entertaining and recreation 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 can also be met by the comprehensive range of department stores and national chains at the Royal Victoria Place Shopping Centre.

Excellent local primary schools such as Langton Green Primary, Rusthall St Paul`s Primary, Holmewood House and Claremont School sit alongside the highly regarded and sought after girls` and boys` grammar schools. With a number of exceptional state secondary schools in the borough and the nearby Tonbridge and Sevenoaks Schools, parents are definitely spoilt for choice.

Recreational amenities include Dunorlan and Grosvenor Parks, Calverley Grounds and the Assembly Hall and Trinity theatres. Nevill Golf Club, St Johns Sports Centre and local rock climbing offer an abundance of sporting facilities.

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

Road links to the M25, Gatwick and Heathrow Airports are accessible via the A21 which lies just north of Tunbridge Wells.





