

41 Manor Road, Rusthall, Tunbridge Wells





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Stylish 3-bedroom period house with garage/gym and garden office

Accommodation Summary:

Detached period house
3 double bedrooms, 1 en-suite
Living room
Dining room
Kitchen/breakfast room
Bathroom, en-suite shower room and ground floor toilet
Garden
Garage/gym and garden office
Sought after village location
Walking distance of local schools, woodlands and Rusthall Common



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This beautifully styled and renovated home is brimming with period charm whilst delivering a family friendly contemporary style of living.

Occupying an enviable corner plot in its popular village setting, its double bay and red brick exterior delivers plenty of kerb appeal.

The covered entrance door, set neatly to the side, opens into its immaculate hallway, its warm wooden flooring seamlessly linking the ground floor rooms. There are under stair cupboards, providing useful storage, and a guest cloakroom too.

On the left, light pours into the living room through its bay window overlooking the quiet residential street. It is an exceptionally welcoming space with stylish décor and fitted alcove cupboards and open shelves.

To the right of the hallway, is the dining room that opens into the stunning kitchen/breakfast room, making it a very social space. With ample room for a table and chairs, fitted cabinetry adds character and a window floods the room with light. Its open plan layout makes it a fantastic space for both family living and entertaining.

Behind, the stylish and streamlined kitchen is a visual delight. It is well designed with plenty of Shaker style cabinets topped off with Corian work tops and is brightened by its dual aspect windows and part glazed door that opens onto the decked terrace. There is space for an American style fridge/freezer and range oven with integrated appliances such as the Bosch washing machine and Zanussi microwave. The island houses the sink and integrated dishwasher as well as plenty of storage and a breakfast bar overhang for informal dining or your morning coffee. Larder and corner cupboards with extending shelves and lots of countertop space make it a cook's dream.

Climbing the stairs to the first floor there are three bedrooms, all immaculately decorated with large windows. They are all generous doubles and benefit from fitted wardrobes.

The principal bedroom with views over the garden has the luxury of an en-suite shower room.

Across the landing is the modern family bathroom with a shower bath with rainwater shower head and additional handheld attachment. The window reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

Outside the garden's large, decked terrace is perfect for summer dining with front street access and steps that lead down to an area of lawn, fully enclosed providing a safe sanctuary for children and pets.

At the back of the garden is the garage block that has been subdivided providing versatility. One side is currently set up as a home gym, with the room behind making the perfect office space.

This beautiful house has been lovingly renovated to provide a flawlessly finished home that you could move straight in and enjoy. A must see!





Living Room: front aspect double glazed bay window, fitted alcove low level cupboards and open shelves, engineered wooden flooring, traditional radiators.

Cloakroom: side aspect double glazed window, pedestal wash hand basin with mixer tap, low level WC, engineered wooden flooring, traditional radiator.

Dining Room: side aspect double glazed window, opening in chimney breast with fitted open shelves, fitted low level cupboard with open shelves above, fitted cupboard with shelves and cupboard above, engineered wood flooring, traditional radiator.

Kitchen/Breakfast Room: side aspect double glazed window, rear aspect double glazed bay window with part glazed door and top light window, integrated Bosch washing machine, integrated Zanussi microwave, space for range oven with extractor and tiled splashback, space for American style fridge/freezer, pull out bins, larder cupboard with extendable shelves, eye and base level cupboards, corner base unit with extending shelves, island with Corian worktop, sink with mixer tap, base level cupboards and drawers, integrated dishwasher and breakfast bar overhang for 3 bar stools, traditional radiators.

Bedroom 1: rear aspect double glazed window, fitted cupboard with hanging rail and shelf, radiator.



En-suite: side aspect part opaque double glazed window, low level WC, wall hung wash hand basin with mixer tap, shower enclosure with wall mounted shower attachment, radiator.

Bedroom 2: front aspect double glazed bay window, fitted wardrobes with double hanging rails and shelves, radiator.

Bedroom 3: side aspect double glazed window, fitted wardrobes with double hanging rails and shelves, radiator.

Bathroom: side aspect part opaque double glazed window, low level WC, vanity unit with wash hand basin and mixer tap over and drawers under, P shaped shower bath with rainwater shower head, handheld shower attachment, mixer tap, glass shower screen, heated towel rail, tiled walls and flooring.

Garage/Gym: side aspect up and over door, front aspect glazed door, front aspect double glazed window, lighting and electricity.

Office: rear aspect double glazed window, side aspect part opaque glazed door, tiled flooring, lighting, electricity and internet connection.

General:

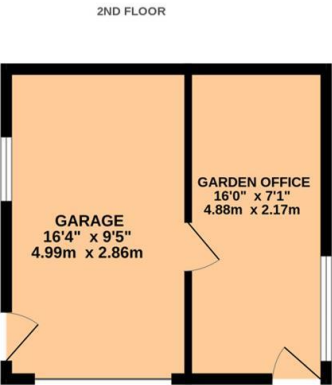
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,238.00)

EPC: D (56)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

APPROX TOTAL AREA EXCLUDING GARAGE & GARDEN OFFICE 1394 SQ.FT / 129.6 SQ.M

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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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, Rose Hill School, The Mead 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.



