

34 Woodside Road, Rusthall, Tunbridge Wells









# 34 Woodside Road, Rusthall, Tunbridge Wells TN4 8QA

*Pretty 2-bedroom period house with parking in popular village location*

## Accommodation Summary

- Detached Victorian house
  - 2 double bedrooms
    - Living Room
    - Dining Room
    - Modern kitchen
  - South east facing garden
- Driveway and EV Charger, with parking for 2 vehicles
- 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 pretty Victorian house sits in a popular residential street in Rusthall village, close to the sandstone rocks in the tranquil semi-rural village setting of Denny Bottom.

It is within walking distance of the village's local amenities and primary school but it is also a stone's throw away from the centre of Tunbridge Wells with its excellent commuter links, bustling shops, and café culture so it really delivers the best of both worlds.

A smart driveway provides off street parking for several cars whilst a curved wall with planting behind for privacy sits neatly to the side.

Stepping inside, the living room is on the left. It is a welcoming space with dual aspect light, wooden flooring and a fireplace adding warmth and character in the colder months.

Opposite is the dining room, which conveniently opens into the kitchen at the rear. Warm wooden flooring contrasts beautifully with the neutral décor and there is another fireplace with a wood burning stove adding charm to any dining experiences.

Behind, is the kitchen with streamlined cabinetry on both sides topped with gleaming granite work tops and housing integrated appliances such as the Bosch washing machine and Zanussi ovens. French doors at the side can lie open, extending the living space into the garden in the summer months.

Climbing the stairs to the first floor there are two double bedrooms, the larger of the two benefitting from a feature period fireplace and an en-suite shower room.

The bathroom is beautiful, with a freestanding slipper bath, contemporary wooden wall panelling and clever automatic lighting.

Outside at the rear there is a sunny low maintenance garden which is fully enclosed on all sides making it a safe sanctuary for children and pets. There is a decked terrace beside the house, an area of lawn wrapping round the side of the house, stocked flower beds and an EV charger close to the driveway. A garden shed and a part glazed workshop, both with lighting and electricity, offer storage and creative versatility and there is street access too.

This home is perfect for first time buyers, young families, investors, and professionals alike. A must see!







**Living Room:** front and side aspect double glazed windows, fireplace with wooden mantelpiece, tiled hearth, wooden flooring, radiator.

**Dining Room:** front aspect double glazed window, exposed brick chimney breast with tiled hearth, wood burning stove, under stair cupboard housing the boiler, wooden flooring, radiator.

**Kitchen:** side aspect French doors, rear aspect Velux windows, granite worktops, eye and base level cupboards, pan drawers, pull out larder cupboard, integrated fridge/freezer, integrated Bosch washing machine, integrated Zanussi combination microwave/oven, integrated Zanussi oven, 4 ring Zanussi gas hob, Faber extractor, sink with mixer tap over, Amtico tiled flooring.

**Bedroom 1:** front aspect double glazed window, period fireplace, painted mantelpiece, tiled surround and hearth, radiators.

**En-suite:** front aspect double glazed window, shower enclosure with rainwater shower head, pedestal wash hand basin with chrome legs and glass shelf, tiled walls and flooring, radiator.

**Bedroom 2:** front aspect double glazed window, radiator.

**Bathroom:** freestanding slipper bath with wall mounted tap, vanity unit with wash hand basin over and drawers under, concealed cistern WC, traditional heated towel radiator, vanity shelf, inset wall shelves, tiled flooring.

**General:**

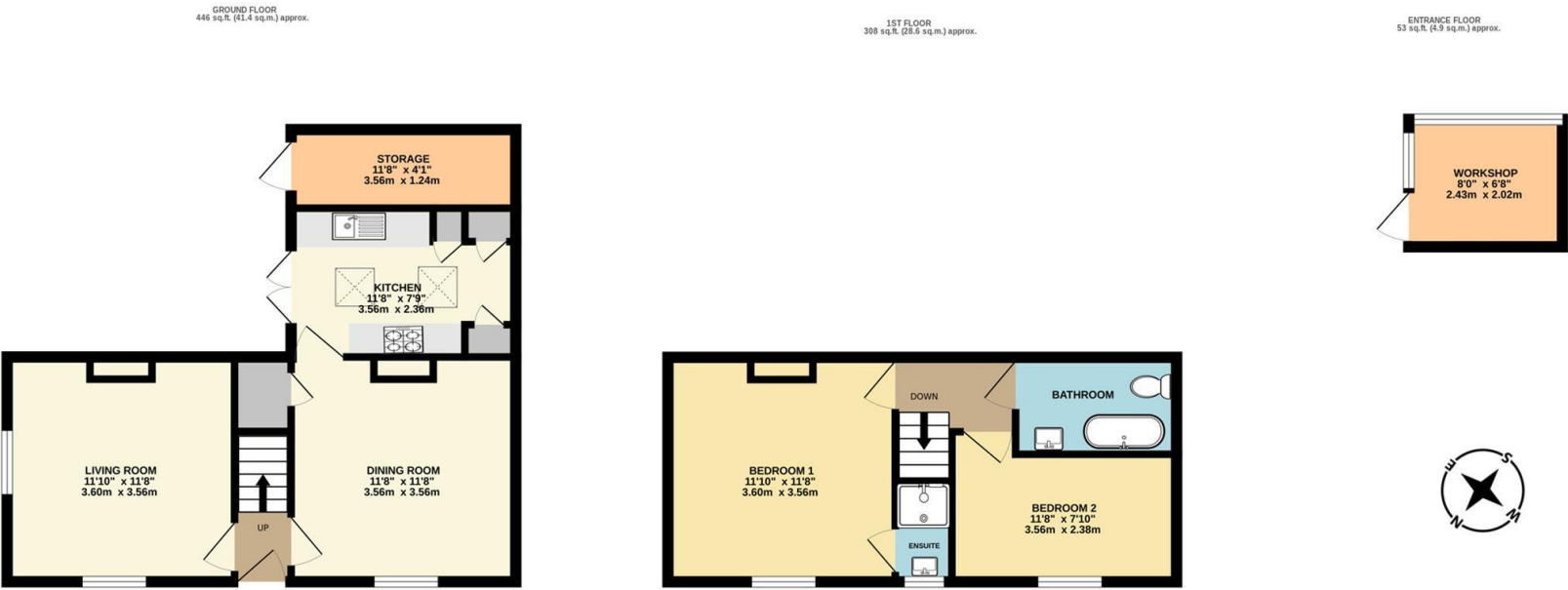
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,362.78)

EPC: D (60)

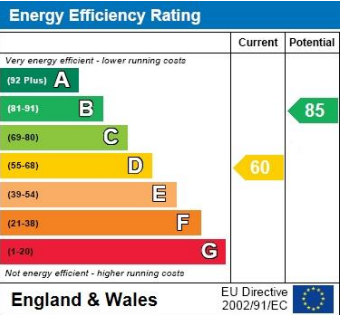




APPROX TOTAL AREA EXCLUDING STORAGE & WORKSHOP 66 SQ.M / 706 SQ.FT

TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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**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.







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