

15 Ruscombe Close, Southborough, Tunbridge Wells









# 15 Ruscombe Close, Southborough, Tunbridge Wells TN4 0SG

*Bright 3-bedroom house in sought after cul-de-sac with driveway and south facing garden*

## Accommodation Summary

- End of terrace house (built 1960s)
  - 3 bedrooms
  - Living room
  - Dining room
  - Kitchen
- Bathroom and ground floor shower room
  - Home office and utility room
  - South facing garden
- Driveway with parking for 2 cars
  - Sought after location



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With local shops and transport links on its doorstep, this fantastic house enjoys the best of both worlds, as it is also next to Southborough Common and the woodland beyond, which is an area of outstanding natural beauty.

Set back from its popular cul-de-sac by a driveway with parking for two cars, there is gated access to the side opening onto a wide area with two sheds and access into the rear garden.

A covered entrance door welcomes you into the house with a modern shower room and under stairs storage, to keep the space clutter free.

On the right, is a versatile room, currently used as a pantry and storage room, with a utility room to the front.

Climbing the stairs to the raised ground floor the kitchen is straight ahead. It is wonderfully streamlined with two walls of wooden effect cabinetry separating space for appliances and has an integrated dishwasher too. A glazed door opens into the garden.

Conveniently placed next door is the dining room with sliding glazed doors to the rear bringing in views of the garden as you dine.

A further flight of stairs take you up to the first floor's spacious living room at the front, brightened by a wall of glass. There is a wood burning stove to add warmth and plenty of room for sofas, making it perfect for family living.

The three bedrooms, two of which are doubles, are on the raised first floor and second floors and all are brightened by large windows.

The third bedroom is currently set up as a home office and the principal bedroom benefits from two fitted wardrobes and wonderful views.

The bathroom with its shower bath and rainwater shower head completes the second floor.

Outside the sunny south facing garden is a green oasis. It has a paved terrace at the rear of the house and another to catch the evening sun at the rear. It has an area of low maintenance artificial lawn, a greenhouse, mature stocked flower beds and a rockery. It is fully enclosed and safe for children and pets, with gated street access.

This fantastic home is deceptively spacious and light with a glorious sunny garden. A must see!







#### Ground Floor:

**Shower Room:** concealed cistern WC, vanity unit with wash hand basin with mixer tap over and cupboard under, open shelves, vanity shelf, shower enclosure with rainwater shower head and hand held shower attachment, tiled walls and flooring, heated towel rail.

**Home Office:** fitted cupboard with shelving, storage unit with countertop, radiator, wooden effect flooring.

**Utility Room:** space and plumbing for appliances, housing the fuse box.

#### Raised Ground Floor:

**Kitchen:** rear aspect double glazed windows, rear aspect glazed door opening into the garden, stainless steel sink with drainer and mixer tap, space for range oven, stainless steel and glass extractor, under counter space for fridge, integrated dishwasher, wooden effect flooring. The kitchen has plenty of eye and base level wooden effect cupboards, one housing the Worcester boiler, countertops, tiled splashback, tiled flooring.

**Dining Room:** rear aspect sliding glazed doors, radiator.

#### First Floor:

**Living Room:** front aspect part opaque double glazed windows with integrated blinds, wood burning stove, slate hearth, wooden effect beam, radiator.

#### Raised First Floor:

**Bedroom 3:** rear aspect double glazed window, radiator.

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

#### Second Floor:

**Bedroom 1:** front aspect double glazed window, fitted wardrobes with hanging rails and shelves, radiator.

**Bathroom:** front aspect opaque double glazed window, P shaped panel enclosed shower bath with rainwater shower head and hand held shower attachment, vanity unit with wash hand basin and mixer tap over and cupboard under, concealed cistern WC, heated towel rail, tiled walls and flooring.

#### General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

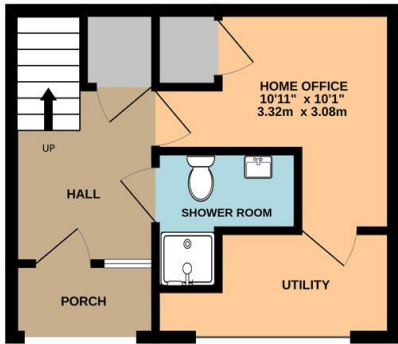
Council tax: Band E (£2,902.61)

EPC: C (74)

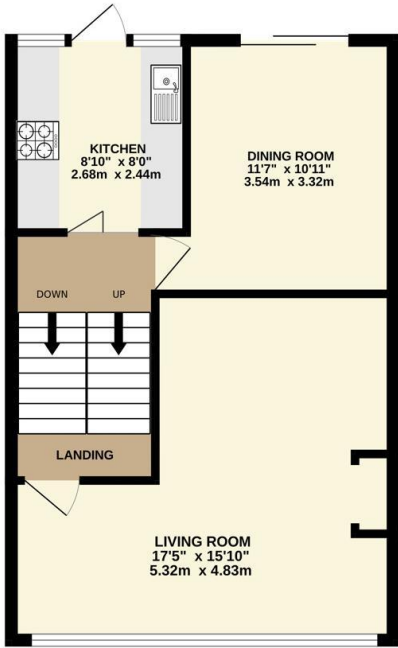




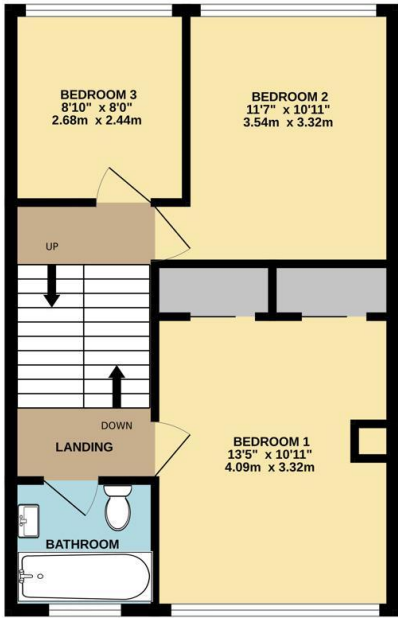
GROUND FLOOR  
261 sq.ft. (24.3 sq.m.) approx.



RAISED GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



2ND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



APPROX TOTAL AREA 113.4 SQ.M / 1,221 SQ.FT

TOTAL FLOOR AREA : 1221 sq.ft. (113.4 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</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:** Southborough, Tunbridge Wells

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25.

Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club.

If you are a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream.

Secondary, independent, preparatory, and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Ruscombe Close is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools.

Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is only 2.5 miles away and with two lines passing through it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 35 minute journeys. There is also a luxury coach service, which drops up and collects a short walk from the property, straight to Canary Wharf, the city, Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.

The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.





