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Sales, Lettings, Land & New Homes



- 2 Bedroom Edwardian Semi
- Charming Kerbside Appeal
- Opportunity to Extend STP
- South Westerly Rear Garden
- Driveway Parking
- Energy Efficiency Rating: D

Southwood Road, Rusthall

£475,000

woodandpilcher.co.uk

3 Southwood Road, Tunbridge Wells, TN4 8SL

For the first time in 24 years, this charming and beautifully maintained 2-bedroom, 1-bathroom Edwardian semi-detached home, tucked just off the High Street in the historic, community-oriented town of Rusthall, is now on the market. The property currently features an impressive ground floor layout, including a separate kitchen, dining room, living room, and a rear conservatory. Upstairs, there are two spacious double bedrooms, each with built-in storage, along with a large family bathroom. A sizable, southerly facing rear garden offers leafy views and includes a charming outbuilding. Most unique to a property of this style in this area is the off-road parking via a private and generous driveway. Beyond the current 2-bedroom layout, this property holds tremendous potential, subject to the usual planning consents. The current owners have had architectural designs drawn up for a 2-story rear extension, though loft conversion possibilities have yet to be explored. A rare opportunity to acquire a delightful family home brimming with potential, complemented by the invaluable addition of driveway parking in such a highly desirable Rusthall location. We highly recommend arranging a viewing to fully appreciate what this exceptional property has to offer.

KITCHEN:

Featuring Karndean flooring and both floor and wall-mounted units for ample storage, along with a charming butler sink and wooden worktops. A 5-ring gas hob complemented by an extractor fan above, set against a brushed steel splashback. A tiled splashback offers a classic touch, and there's designated space for a washing machine and fridge freezer.

DINING ROOM:

Karndean flooring flows throughout the ground floor, with double-glazed French doors leading to the driveway. There's adequate space for furniture, a serving hatch to the kitchen, and handy storage under the stairs.

LIVING ROOM/CONSERVATORY:

The room features Karndean flooring, picture railings, and a cozy log burner set in a stone fireplace surround. A separate conservatory, accessible through French doors, has tiled flooring, a radiator, and fitted blinds with garden views.

LANDING:

Carpeted with dado railing, access to the loft through a hatch and an airing cupboard for additional storage.

BATHROOM:

The spacious bathroom includes a low-level WC, a gas-fired towel radiator, a large opaque double-glazed window, a bathtub, separate shower, and a sink with storage below, all surrounded by tiled splashbacks for a clean, polished look.

BEDROOM 1:

The room is a good size, featuring large built-in mirrored wardrobes and additional inset cupboard space for extra storage.

BEDROOM 2:

The well-sized, carpeted bedroom includes a built-in mirrored wardrobe and offers lovely views over the garden.



OUTSIDE REAR:

The south-westerly garden is laid to lawn and includes a charming outbuilding with a characterful fireplace. There's also a decked area, a garden shed, and electrical connections, making it a versatile outdoor space.

OUTSIDE FRONT:

The block-paved driveway offers space for two vehicles and leads to a panelled gate that opens into the rear garden. The front garden is enclosed by low wall iron railings and a 5-bar wooden gate, providing both security and a charming entrance

SITUATION:

The property is situated on Southwood Road, a charming residential street within a short walk of Rusthall village High Street. Rusthall offers a variety of village amenities, including shops, restaurants, a GP surgery, pharmacy, dentist, and vet, as well as a library, post office, and both primary and preschool options. The village is surrounded by woodland and common land, providing a tranquil setting while still offering convenient access to Tunbridge Wells and London. Tunbridge Wells, nearby, offers an even wider array of social, retail, and educational facilities. These include sports and social clubs, two theaters, and a range of highly regarded primary, secondary, independent, and grammar schools. Between the Pantiles and Mount Pleasant, you'll find a selection of independent retailers, restaurants, and bars, while the Royal Victoria Place and North Farm areas feature an array of larger retail options. Tunbridge Wells has two mainline railway stations with fast, frequent services to London.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher Tunbridge Wells on 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

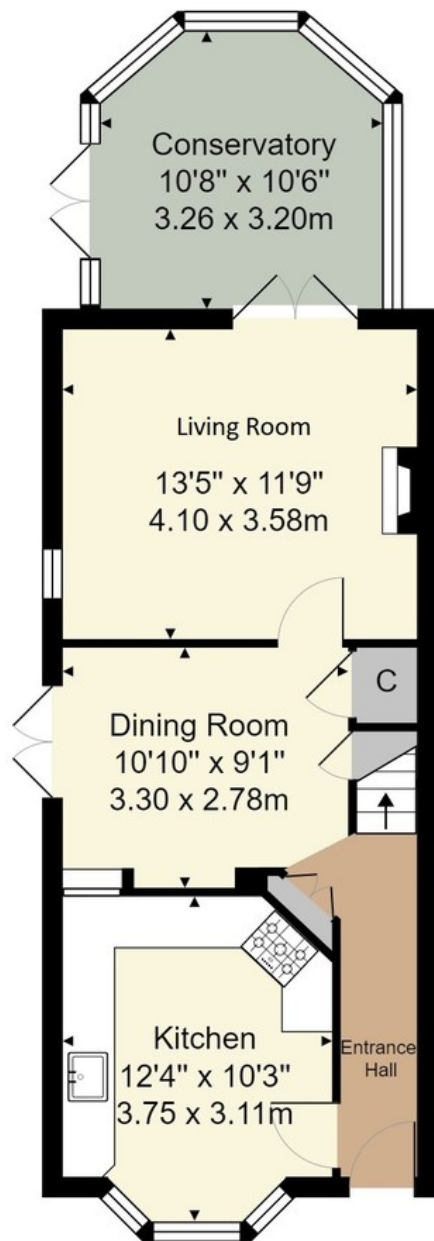
Services - Mains Water, Gas, Electricity & Drainage

Heating – Gas Fire Central Heating

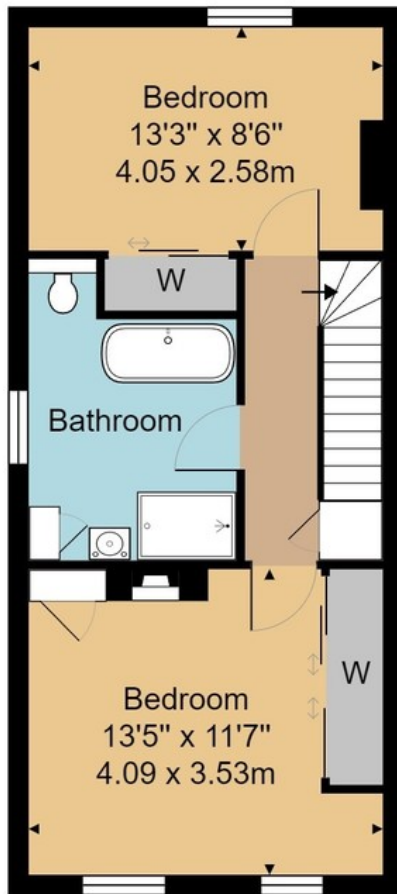
AGENTS NOTE:

Planning applications have not been submitted, and a structural engineer has not yet confirmed the feasibility of the mentioned extensions or conversions.





Ground Floor



First Floor

Approx. Gross Internal Area 985 ft² ... 91.5 m²

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 or tenant. 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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