



8 Manor Road, Rusthall, Tunbridge Wells, Kent, TN4 8UE

Offers in the Region Of £700,000 Freehold

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A Characterful Three Storey Victorian Home in the Heart of Rusthall Centrally located in the sought-after village of Rusthall, just two miles from Tunbridge Wells, this attractive Victorian property offers a wealth of period charm and well-proportioned accommodation across three floors. Notable original features include a Victorian pine front door with stained glass inserts, stripped pine internal doors, and wood flooring. A gas-fired Rayburn and a log-burning stove further enhance the traditional character of the home. A key feature is the spacious kitchen/dining room to the front, complete with a bay window, while to the rear is a generous dual-aspect reception room with sliding patio doors leading directly to the rear garden. The first floor provides two well-sized bedrooms plus a third single bedroom and a family shower room. On the second floor is a large principal bedroom with its own full-size bathroom. The front and rear gardens are both beautifully planted and well maintained, reflecting the vendors' enthusiasm for gardening and contributing to the overall appeal of the home.

- Village Location
- Arranged over 3 Storeys
- Character Features inc Stained Glass Victorian Front Door
- Large Kitchen / Dining Room with Bay
- Downstairs Cloakroom
- Large Reception with French Doors to Garden
- Log Burner
- 2 double beds & one single bed on First Floor + Shower Room
- 2nd Floor double bed with En-Suite Bathroom
- Beautiful, well -stocked garden





## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available. Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals. For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area. The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

## Additional Information:

Council Tax Band: D



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Approximate Floor Area = 156.9 sq m / 1689 sq ft  
 Outbuilding = 6.3 sq m / 67 sq ft  
 Total = 163.2 sq m / 1756 sq ft



[ ] = Reduced head height below 1.5m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94761

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		

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