



57 Southwood Road, Tunbridge Wells, Kent TN4 8SR  
**Freehold**

*When experience counts...*

est. 1828  
**bracketts**



Tucked away in the heart of Rusthall, with the vibrant Tunbridge Wells a short drive away. This beautifully presented three-bedroom period home effortlessly combines cosy character charm with modern finishes. Step inside to find a warm and welcoming interior, rich in original features, all thoughtfully paired with contemporary upgrades for everyday comfort. The living spaces are light-filled and inviting, perfect for both relaxing and entertaining. Upstairs, you'll find three bedrooms, the main bedroom has an ensuite shower room, there is a stylish family bathroom. The loft room offers exciting potential (subject to building regulations) — ideal as a fourth bedroom, home office, or creative studio. One of the standout features of this home is its stunning, landscaped rear garden — a true outdoor sanctuary. Designed with care, it includes a versatile garden room, perfect as a home office, gym or entertaining space, along with additional storage. Located in a popular residential road, this home offers easy access to local shops, schools, and transport links, while still enjoying the village feel that makes Rusthall so desirable.

- 3 Bed Semi Detached Character Home
- Close to Rusthall Town Centre
- Sitting Room with Feature Fireplace & Bay Window
- Dining Room
- Kitchen
- Main Bedroom with Ensuite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Garden Office & Storage Rooms
- Stunning, Landscaped Gardens







## LOCATION:

The village of Rusthall boasts a good range of local stores with day-to-day amenities and is within approximately one mile from Tunbridge Wells with its multiple range of shopping and recreational facilities, together with a mainline railway station offering fast trains to London in under an hour. Access to the A21 leads to the M25 motorway network and the south coast. Gatwick Airport is within approximately 25 miles. The area is well served for schooling with a range of independent, grammar and Church comprehensive schools, all of which are highly regarded. The area is well served for a range of activities including golf clubs, cycling, horse riding, tennis and cricket clubs.

## Additional Information:

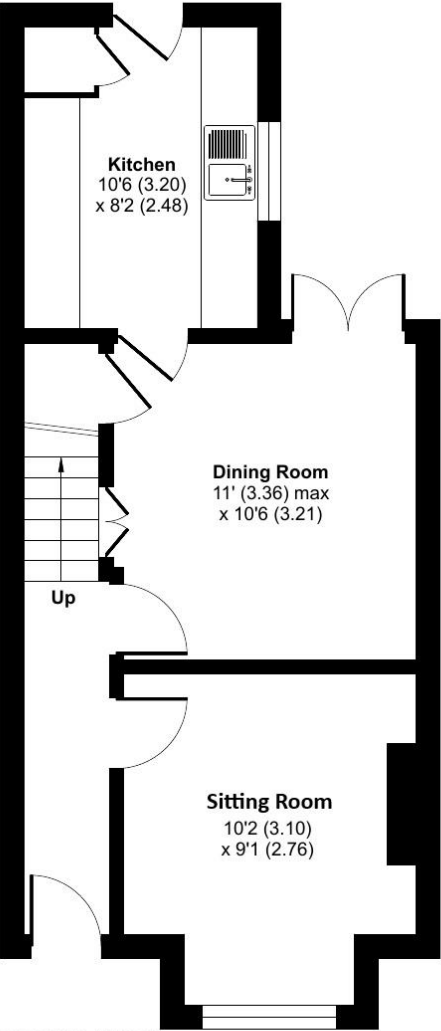
Council Tax Band: C



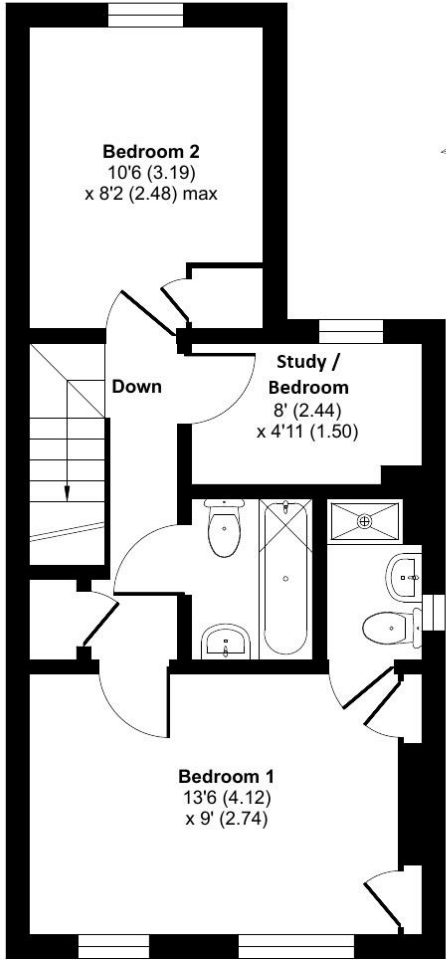
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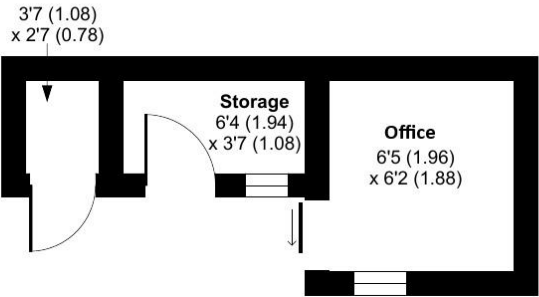
Approximate Area = 755 sq ft / 70.1 sq m  
Outbuildings = 72 sq ft / 6.6 sq m  
Total = 827 sq ft / 76.7 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	78
England & Wales		EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Bracketts llp. REF: 1358716

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