



1 Hurstwood Cottages, Woodside Road, Tunbridge Wells, Kent TN4 8PZ

Guide Price £675,000 Freehold

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Enjoying a fantastic location, on the west edge of Hurst Wood, a valley between Tunbridge Wells and Rusthall, with a meandering stream, and deciduous trees. Very much on the doorstep of Bishop's Primary and Rose Hill Schools. The town's highly regarded secondary education being about a mile distant. The Royal Victoria Place Shopping Centre and Tunbridge Wells Station are both about 1.5 miles away. An attractive late Victorian semi-detached house which has many attractive period features blended with contemporary fittings to the kitchen and bathroom. Windows are double glazed and there is gas-fired central heating. Accommodation arranged to the **ground floor**, entrance porch, hallway with staircase up, cloakroom and WC, sitting room with cast radiator beneath a window to the front, fireplace with an open flue, alcove cupboard and timbered flooring. The kitchen/dining room features a generous area of timber worktop, extending to part of three walls with inset sink, assorted base units, integrated dishwasher, drawers, a central Stoves dual fuel cooker, integrated fridge and freezer, twin windows to the rear, spots lights to the ceiling. In the dining area there is a radiator, doors which aspect and access the garden. **First floor** there are three double bedrooms and a bathroom, half height tiling, which extends to full height around a bath with a deluge and hand shower mixer, glazed shower screen, WC, vanity wash basin, ceramic tiled floor, and heated towel rail. The garden is a most attractive feature and is set primarily to the side of the house with large level lawn, seating areas, steps and a footpath into Hurst Wood.

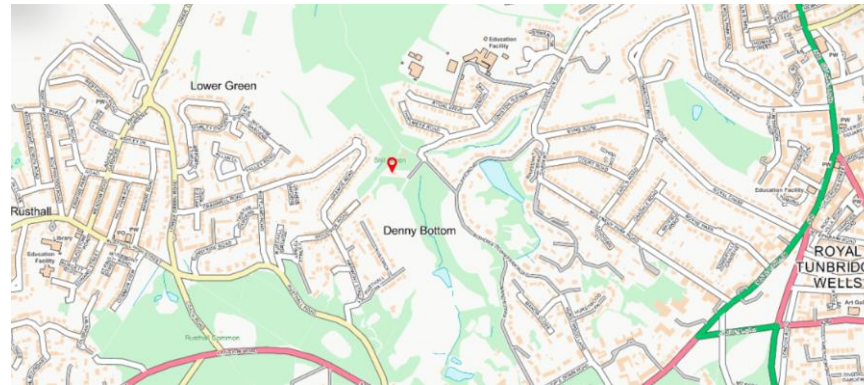
- Amazing Sylvan setting – perfect for nature lovers
- Convenient for schools and amenities in Royal Tunbridge Wells
- Characterful Victorian Semi-Detached House
- Accessed via own private driveway
- 3 double bedrooms
- Sitting room with open fire
- Modern fitted kitchen with integrated appliances
- Gas central heating
- Double glazing
- Offered “Chain Free”





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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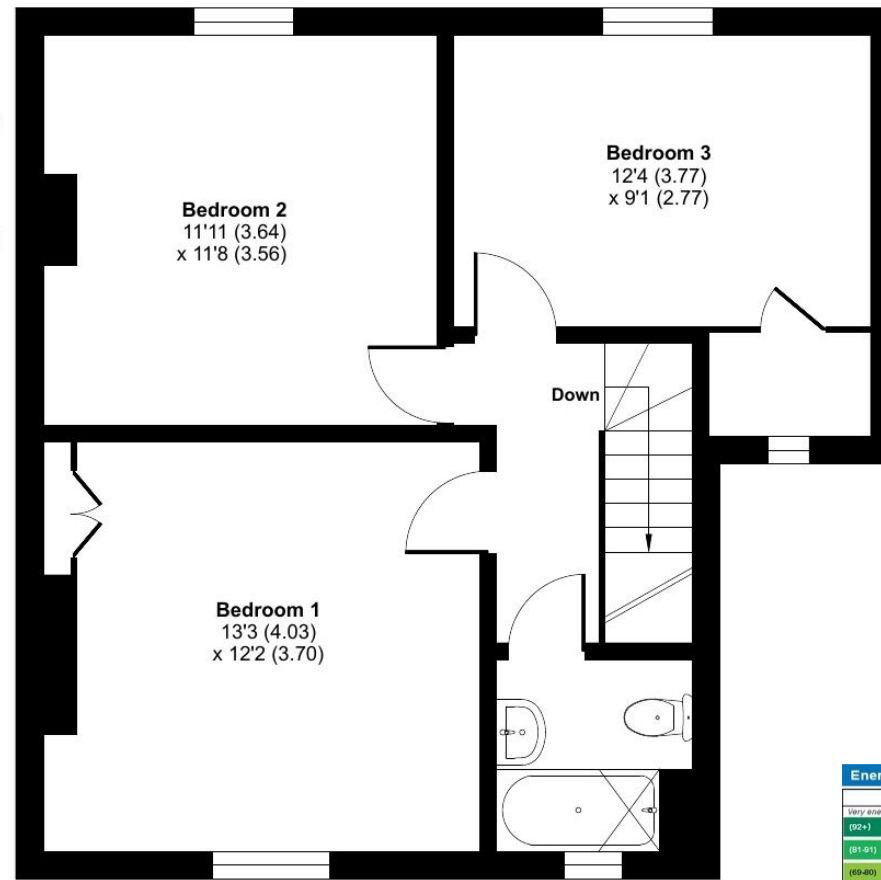
Hurstwood Cottages, Woodside Road, Tunbridge Wells, TN4

Approximate Area = 1076 sq ft / 99.9 sq m

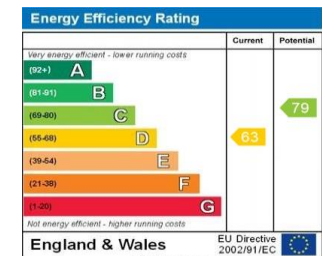
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GROUND FLOOR



FIRST FLOOR



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: 1349512

27-29 High Street
Tunbridge Wells, Kent TN1 1UU
01892 533733
tunbridgewells@bracketts.co.uk

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