

Rusthall Place

TUNBRIDGE WELLS, TN4

150 Years

JOHN D WOOD & CO.

London, Country & International Property

Rusthall Place

TUNBRIDGE WELLS, TN4

Built by an Earl, home to a Mayor and over 150 years of history. Originally known as Stoneleigh, this magnificent country residence was built in 1873 by the Earl of Abergavenny, when wealthy visitors flocked to Tunbridge Wells to 'take the waters' at The Pantiles. Its first resident was the town's first Mayor, and the house played its part in history when it was requisitioned during the Second World War.

Fast forward 150 years and No. 3 Rusthall Place offers a wonderful slice of this fascinating heritage.

An elegant period home forming part of an impressive stone-built country residence within easy reach of Royal Tunbridge Wells.

Offering approximately 2,802 sq ft of generously proportioned accommodation over four floors, the property combines period character with versatile modern living. Features include high ceilings, sash-style windows, decorative cornicing, landscaped gardens and a raised stone terrace.

The ground floor includes a welcoming entrance hall, cloakroom, an elegant reception room with attractive fireplace and adjoining spacious dining room.

The double aspect kitchen/breakfast room is a particular highlight of the property with an abundance of natural light flooding in from the roof lantern and overlooking the gardens. The kitchen features extensive and beautifully appointed fitted cabinetry with complimentary work surfaces, integrated appliances and French doors opening onto the garden.



























There are four bedrooms arranged over the first and second floors. Three bedrooms and a shower room occupy the first floor, while the upper floor provides a further generous primary bedroom suite enjoying lovely views, en suite-bathroom, dressing area and useful eaves storage.

The lower ground floor offers excellent flexibility, with a substantial study, wine store, laundry room and additional storage.

Outside the beautifully landscaped gardens feature established planting, mature hedging, clipped topiary and neatly maintained lawns. A raised stone terrace with traditional balustrading provides an attractive setting for outdoor dining and entertaining, with steps leading down to the lower garden. Generous expanses of lawn are framed by mature trees, beautifully manicured hedging and an attractive collection of fruit trees, creating a delightful sense of space and seclusion.

There is off parking available to the front of the property and a separate garage.

Location

The property is particularly well placed for central Tunbridge Wells, with The Pantiles, High Street and mainline station all less than a mile away. The town offers an excellent mix of independent shops, cafés and restaurants, while the station provides regular services to London.

Tunbridge Wells Common is also close by and is one of the town's great assets, with its open spaces, woodland and network of paths providing a beautiful contrast to the town centre.

There is also an excellent choice of both state and independent schooling locally, including Holmewood House and the highly regarded grammar schools.







Guide Price £1,750,000
Subject to Contract

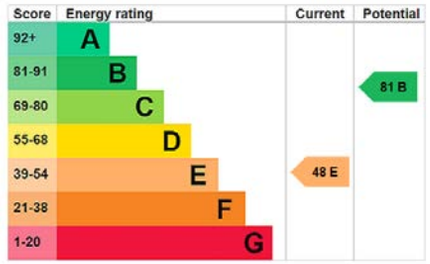
Local Authority: Tunbridge Wells Borough Council

Council Tax Band: F

Tenure: Freehold

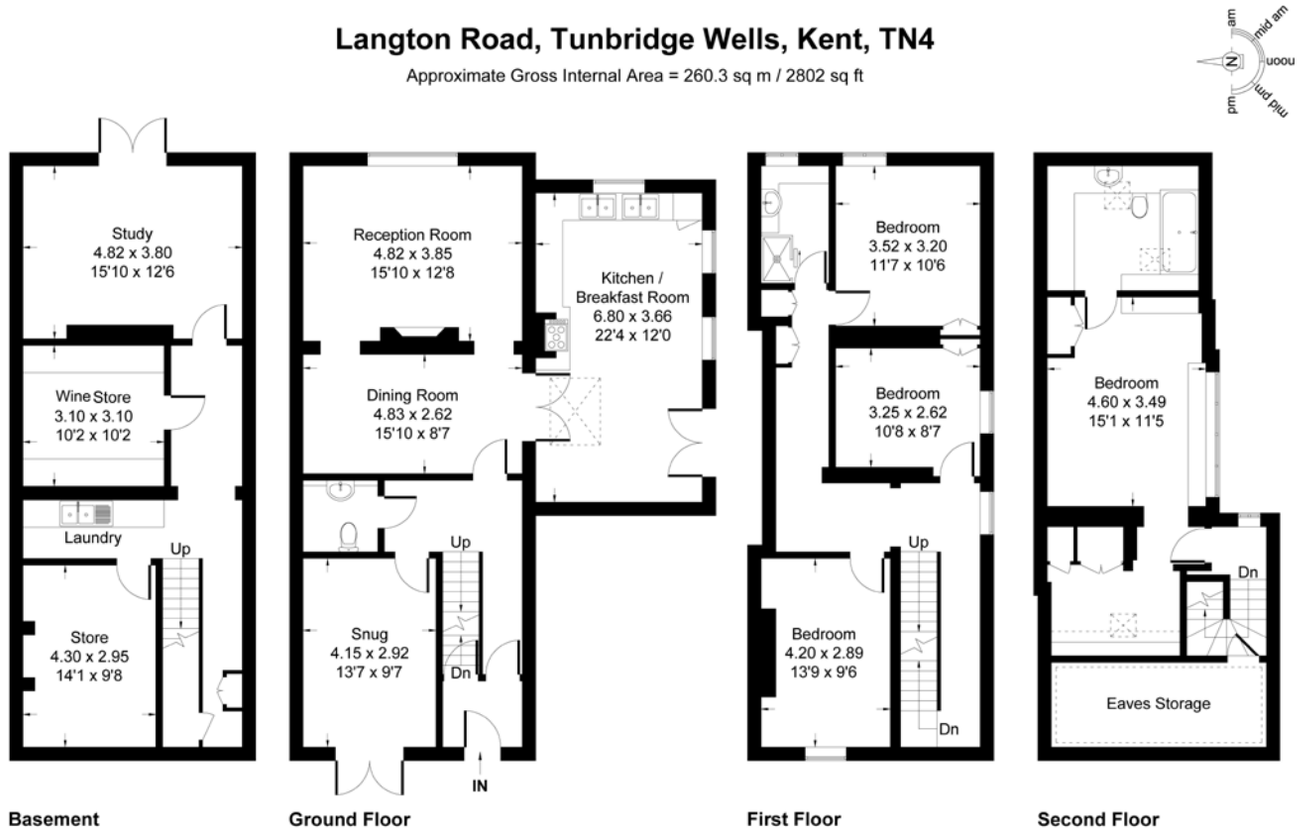
Reference: CHB260136

Approximate Gross Internal Area:
2802 sqft



Langton Road, Tunbridge Wells, Kent, TN4

Approximate Gross Internal Area = 260.3 sq m / 2802 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

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