



12 Ashley Gardens, Tunbridge Wells, TN4 8TY

Asking price £800,000 - £850,000

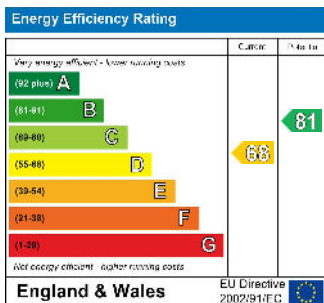
Jack Charles
Estate Agents

Sales & Lettings

12 Ashley Gardens,
Tunbridge Wells,
TN4 8TY

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Substantial Period Home
- 6 Bedrooms & a Study
- Two Bathrooms
- Living Room
- Dining Room
- Kitchen / Breakfast Room
- Lapsed Planning Permission To Extend
- Beautiful Garden with Pod
- Super Village Location



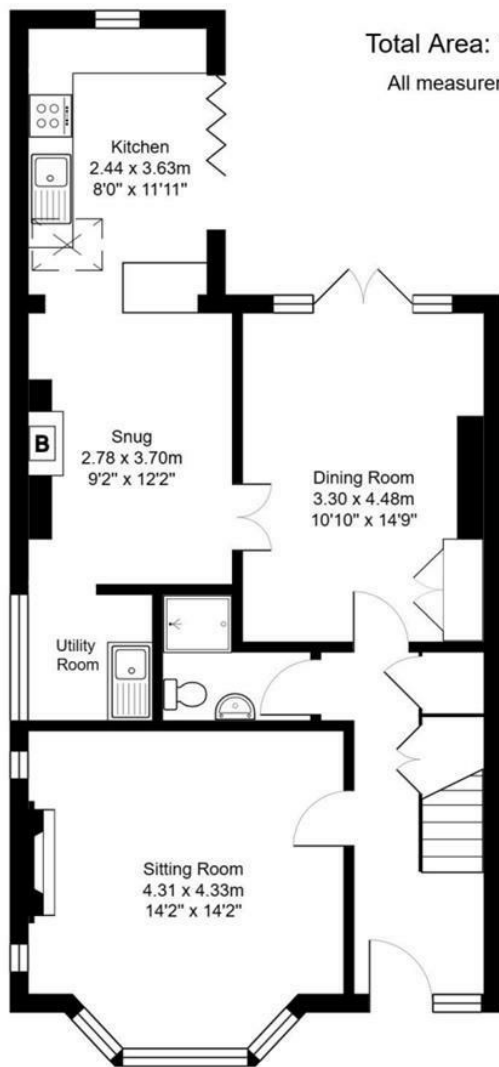
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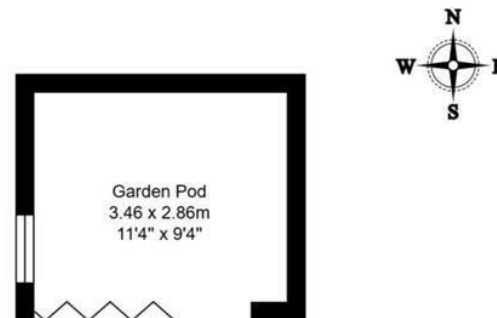
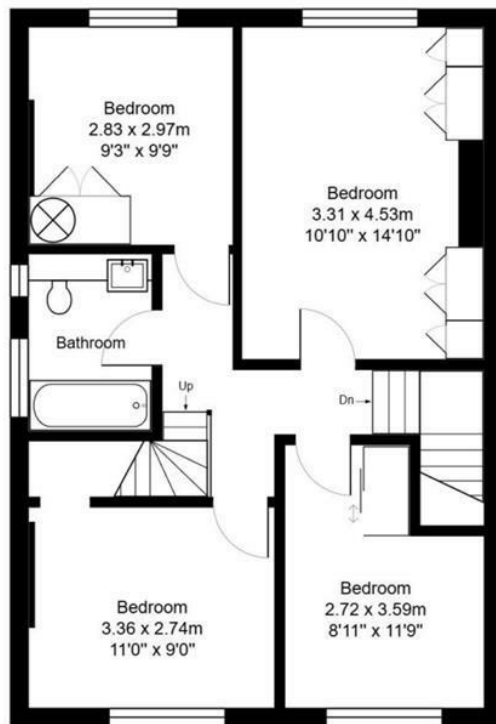
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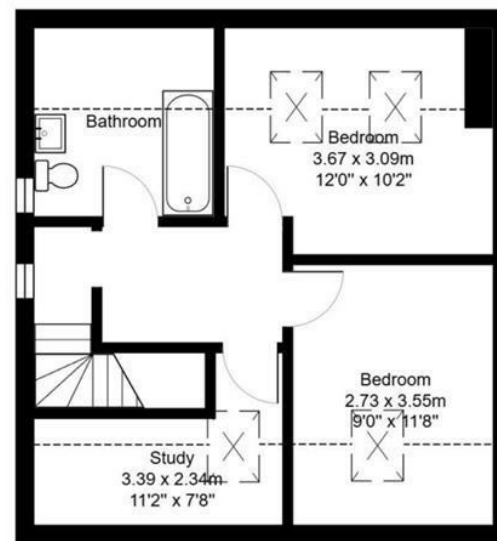


Total Area: 169.7 m² ... 1827 ft² (excluding garden pod)

All measurements are approximate and for display purposes only.



Garden Room
Area: 9.9 m² ... 106 ft²



Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer this substantial and thoughtfully improved family home, set in an elevated position and arranged over three floors, with further potential to extend subject to the necessary consents.

The ground floor comprises a welcoming entrance hall with wood flooring, a stylish shower room, a bright dual aspect living room with bay windows, plantation shutters and feature wrought iron fireplace, a separate dining room with French doors to the garden, and a family room opening into the kitchen to create a superb open plan living space.

The kitchen is modern and well appointed, enjoying bi fold doors and a vaulted beamed ceiling with Velux window, and is fitted with shaker style units, quality integrated appliances and ample work surfaces. A separate utility room provides additional practicality.

To the first floor are four well proportioned bedrooms and a contemporary family bathroom. The top floor offers two further double bedrooms, a study and an additional bathroom, ideal for larger families or home working.

Outside, there is an attractively landscaped front garden and a generous, private rear garden with a substantial garden pod, currently used as an additional reception space, offering excellent versatility.

Situation

Enjoying a peaceful setting within Rusthall village, the property is conveniently positioned just a short stroll from the High Street. The village caters well for everyday needs, with a butcher, chemist, post office and local store all close at hand, creating a practical and community focused environment.

Royal Tunbridge Wells is approximately two miles away and offers an extensive selection of shopping, dining and leisure facilities, including Royal Victoria Place, a multi screen cinema and a range of theatres. The historic Pantiles adds to the town's appeal, while expansive green spaces such as Dunorlan Park, Calverley Grounds and The Common provide excellent outdoor recreational opportunities, with The Common stretching between the town centre and Rusthall.

Tunbridge Wells mainline station offers regular services to London Charing Cross and Cannon Street in under an hour, making it well suited to commuters. Road links are also strong, with the A21 providing access to the M25 and wider motorway network.

The area benefits from a wide choice of highly regarded state and independent schools, including grammar schools for boys and girls, alongside a well respected primary school within the village itself.







