



Charming grade II listed character home on Rusthall Common

Lower Green Road, Tunbridge Wells, Kent, TN4

£3,500 pcm plus fees apply, Unfurnished
Available from TBC



- Charming character home
- Grade II listed
- Adjacent to Common
- Rear garden
- Off street parking

Local Information

5 Lower Green Road is located just over a mile from Tunbridge Wells centre and mainline station and well positioned for sought after schools in the area.

COMPREHENSIVE SHOPPING: Tunbridge Wells with the award winning Victoria Place Shopping Centre and the historic Pantiles and High Street offers a wide selection of shopping facilities including large stores such as Marks & Spencer and Fenwicks and speciality shops such as Jaeger, Hobbs, Phase 8, Smallbone and Fired Earth.

MAINLINE RAIL SERVICES: Tunbridge Wells to London Bridge (47 minutes) or London Charing Cross (56 minutes)(www.southeasternrailways.co.uk

SCHOOLS: Kent provides one of the most sought after education systems in the country and is one of the main reasons for many people choosing to move to Tunbridge Wells. Places for many of the schools are in demand. Kent County Council still maintains the Grammar School system for which an 11 Plus entry exam must be taken. There is a broad mix of State, Public, Nursery and Preparatory schools within the area. Further details can be obtained from Kent County Council on 01622 696565 or via www.kent.gov.uk

LEISURE FACILITIES: There are many local places of historical interest, countryside walks, golf at the Nevill Golf Club, and sailing and fishing at Bayham Abbey and Bewl Water near Lamberhurst. Easy access to public tennis courts in Calverley Grounds. The Nevill LTC and the St John's Sport Centre. Tunbridge Wells also offers a wide range of restaurants, brasseries, traditional country pubs and wine bars catering for every taste.

ROAD LINKS: The M25 can be accessed via the A21 which links to motorway networks and Gatwick and Heathrow Airports

About this property

5 Lower Green Road is believed to be one of the oldest surviving houses in Tunbridge Wells, dating from the 15th century with later additions. The house comprises a grade II listed attached timber frame and is faced with a red brick.

Having been sympathetically restored to preserve the original character of the building, many period features are still evident throughout the house including

exposed ceiling beams timbers in most rooms and solid oak doors.

Features of the property include:

- oak staircase flanked to one side by a wall of large sandstone blocks
- dual aspect drawing room with inglenook fireplace. A modern wood burner sits within the fireplace with bi-fold doors that open up to create the feeling of an open fire
- dual aspect sitting room with access to the garden with open fireplace, and additional wood burner plus herringbone brick hearth
- a staircase from the kitchen leads to a tucked away space on the first floor, perfect as a study

The kitchen is homely and well appointed, with enough space for a breakfast table, featuring Siemens appliances, American style fridge-freezer and extra drinks fridge. A utility room houses a Hotpoint washing machine and Siemens tumble drier. The dining room is awash with natural light and provides wonderful views of the pretty rear garden. The ground floor benefits from underfloor heating throughout.

Upstairs, the principal bedroom has an en suite bathroom and dressing area. The second bedroom is of a good size and is served by a shower room across the landing. To the second floor are two further bedrooms and a further bathroom with shower over bath.

The rear walled garden has been thoughtfully planted, featuring several silver birch trees and a stunning magnolia. Adjacent to the house is a west facing stone and brick terrace, an ideal spot for alfresco dining. Two of the three outbuildings are excluded from the rental, but the other is included and is wired up to mains electricity.

Externally, there is a large driveway with space for up to four cars.

Furnishing

Unfurnished

Local Authority

Tunbridge Wells Borough Council
Council Tax Band = F

Energy Performance

EPC Rating = D

Viewing

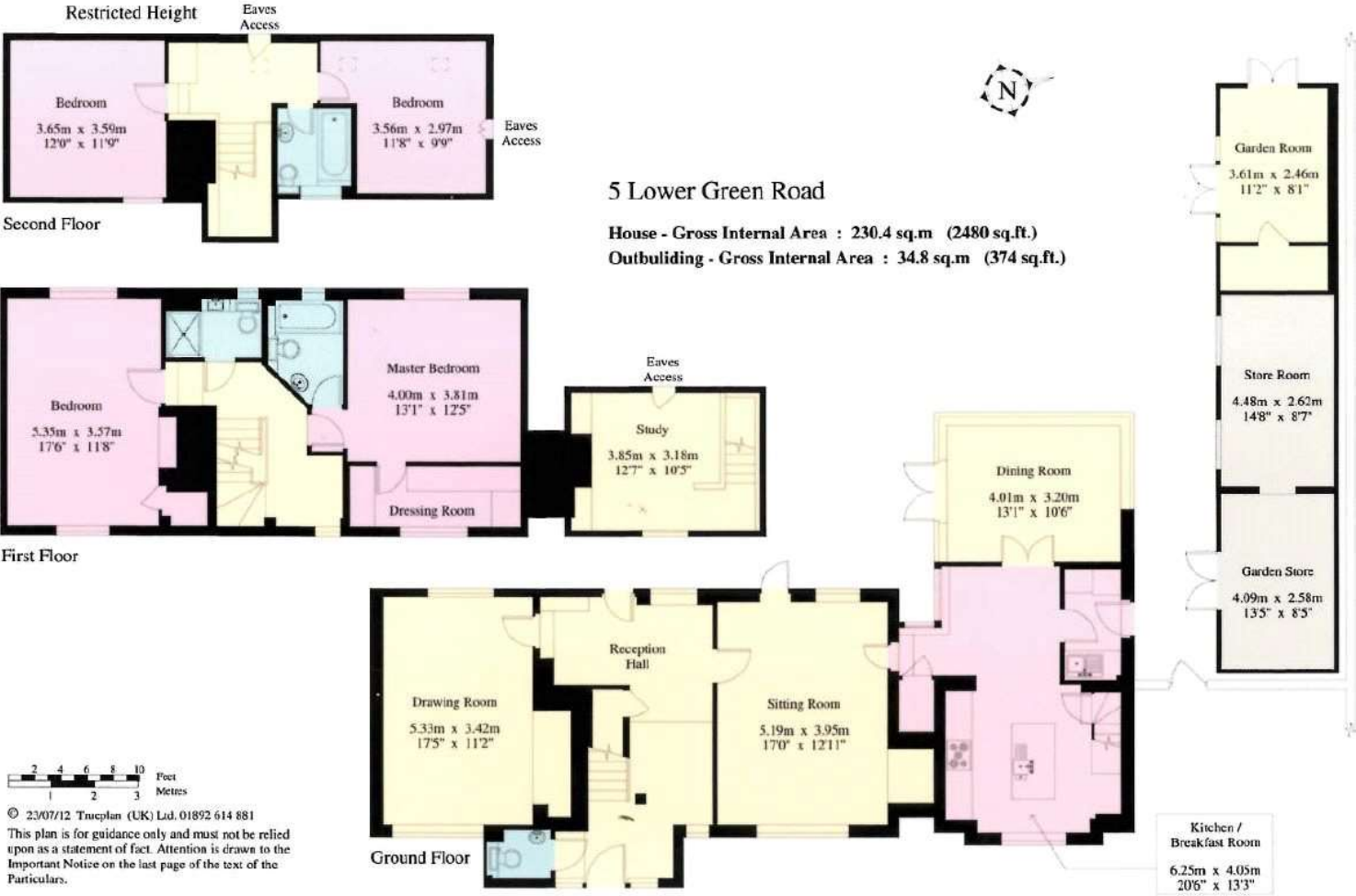
All viewings will be accompanied and are strictly by prior arrangement through Savills Tunbridge Wells Lettings Office.
Telephone: +44 (0) 1892 507 050.





Lower Green Road, Tunbridge Wells, Kent, TN4
Gross Internal Area 2480 sq ft, 230.4 m²

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