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12a Ashley Gardens

Tunbridge Wells

Kings Estates are pleased to present this inviting three-bedroom semi-detached village home with a cosy log burner, generous landscaped garden and off-road parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Beautifully presented three-bedroom semi-detached home
- Central village location with off-road parking
- Inviting sitting room with log burner and fitted alcove storage
- Herringbone flooring and plantation shutters
- Open-plan sitting and dining room with garden access
- Modern L-shaped kitchen overlooking the garden
- Principal bedroom with fitted sliding-door wardrobes
- Versatile third bedroom, currently used as an office
- Dual-aspect bathroom with underfloor heating
- Generous landscaped garden with private seating area and fire pit





Kings Estates are pleased to present this beautifully presented three-bedroom semi-detached home, combining thoughtfully finished interiors with a generous landscaped garden and off-road parking in the centre of the village. The entrance hall provides useful understairs storage for coats and shoes, leading through to an inviting sitting room where plantation shutters, herringbone flooring and fitted alcove cupboards and shelving create a warm, considered feel. A log burner forms a cosy focal point for evenings at home, while the open connection to the dining room makes the space equally suited to entertaining. Here, the herringbone flooring continues, with shuttered doors opening onto the garden. The modern L-shaped kitchen enjoys a garden outlook and features a large inset sink with mixer tap, tiled splashbacks, recessed spotlights and a practical side door.

A staircase with a carpet runner rises to a bright landing with a window. The principal bedroom benefits from fitted wardrobes with sliding doors, while the second is another well-proportioned double overlooking the rear garden. The third bedroom, currently arranged as an office, offers flexibility as a child's bedroom or guest room, with plantation shutters and a half-height cupboard with shelving. Completing the accommodation is a thoughtfully finished dual-aspect bathroom, where patterned floor tiles and metro wall tiling are complemented by underfloor heating and a heated towel rail. A sunken bath with a shower and screen over is accompanied by a basin with storage drawers beneath, a mirrored vanity unit, WC and recessed spotlights.

The rear garden is a particular highlight, offering an unusually generous outdoor space for a home of this size in such a central village setting. A paved area immediately outside the house leads to a sleeper retaining wall and steps up to the mature landscaped garden, where broad stretches of lawn are framed by established shrubs and planted borders. A winding paved path draws you towards the rear, creating a lovely sense of discovery and leading to a shed and a private seating area with a fire pit—a welcoming spot to unwind as the evening draws in. A side gate provides convenient access, while the driveway to the front offers the valuable benefit of off-road parking, a rare find in this central part of the village.

OTHER INFORMATION

Tenure - Freehold

Council Tax Band - D - Tunbridge Wells Borough Council

THE LOCATION

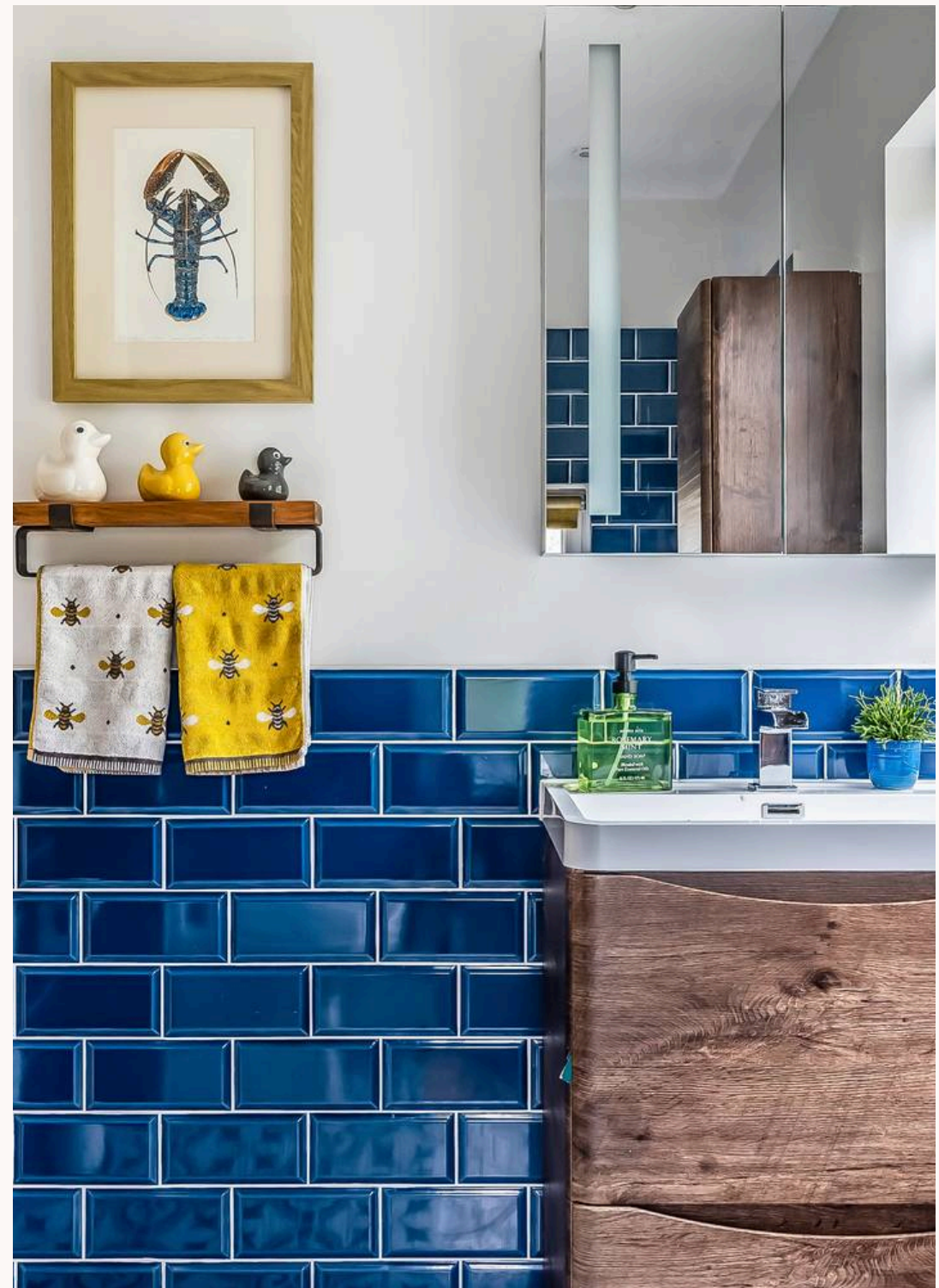
Ashley Gardens is situated in the established village of Rusthall, on the western side of Royal Tunbridge Wells. The location offers an appealing balance of village life, nearby green spaces and access to the town's wider amenities, with Rusthall High Street within easy reach for everyday shopping and services. Independent businesses, convenience stores, a butcher, ironmongers, cafés and local pubs help give the village its individual character and make it a practical setting for day-to-day living.

The surrounding outdoor spaces are a particular attraction. Rusthall Common offers woodland walks, open spaces and distinctive sandstone outcrops, including the well-known Toad Rock, providing plenty of opportunity for dog walking and exploring close to home. The commons also create an attractive green setting between Rusthall and Tunbridge Wells, with walking routes offering an enjoyable way to discover the area.

For families, Mary Caley Recreation Ground on Ashley Gardens is a welcome local amenity, while the larger Southwood Road Recreation Ground provides further opportunities for outdoor play, with a playground, skate area, ball games facilities and BMX track. Rusthall St Paul's Church of England Primary School is located on the village High Street, and the wider Tunbridge Wells area offers additional educational options as children progress through their school years, subject to individual admissions criteria and availability.

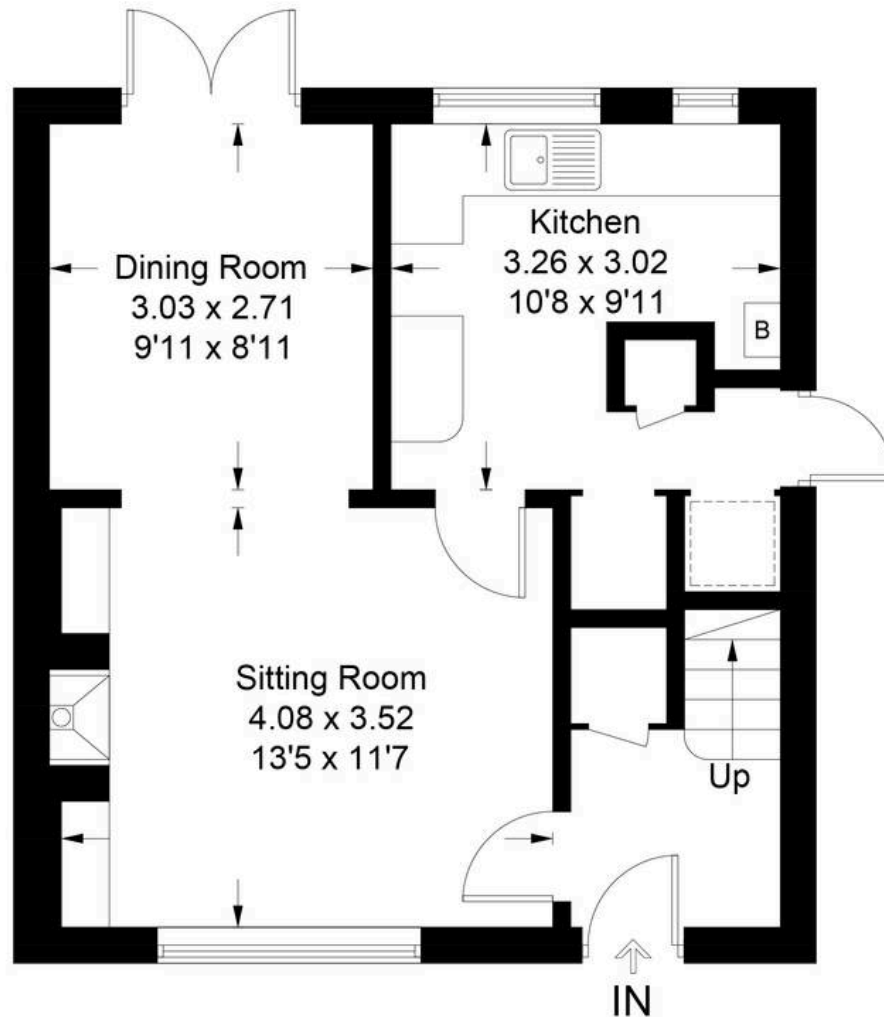
Nearby Royal Tunbridge Wells provides a broader choice of shopping, dining and leisure opportunities. The historic Pantiles, with its distinctive Georgian colonnade, offers an attractive setting to browse and spend time, while the High Street and Chapel Place are home to independent shops and specialist boutiques. Royal Victoria Place adds further shopping choice, allowing residents to enjoy both the convenience of village amenities and the variety of a larger town.

Transport connections make the location equally appealing for those travelling into town or commuting further afield. The regular 281 bus service links Rusthall with Tunbridge Wells town centre and the mainline railway station. From the station, direct Southeastern services run to London Bridge and London Charing Cross, with the fastest advertised journeys taking approximately 44 minutes and 54 minutes respectively, depending on the service. This combination of local amenities, outdoor space and connections to London makes Ashley Gardens an attractive base for a range of buyers.

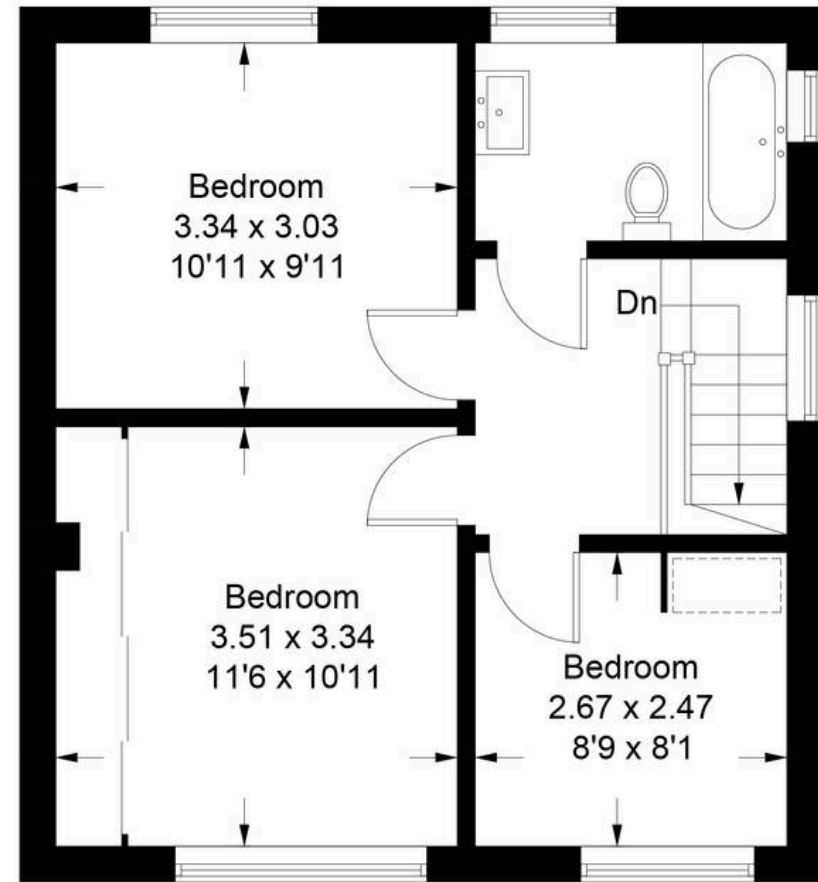


Approximate Gross Internal Area = 82.2 sq m / 885 sq ft

 = Reduced headroom below 1.5m / 5'0



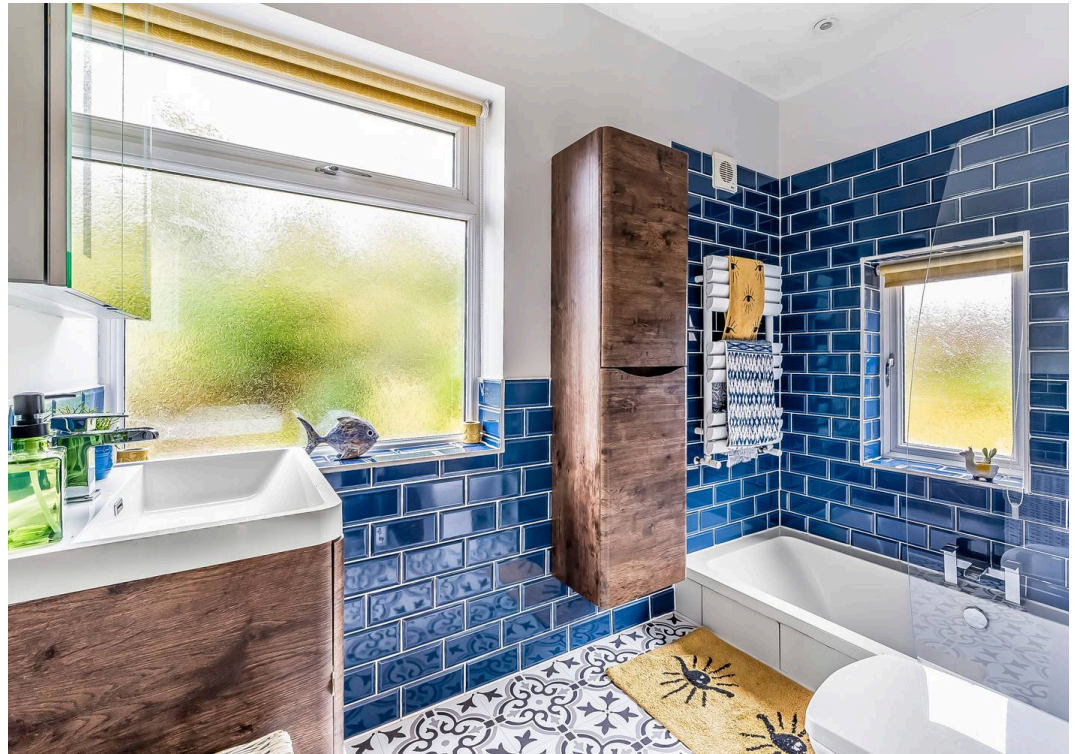
Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1344941)

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