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10 Bretland Road

Tunbridge Wells, TN4 8PB

Kings Estates are delighted to present this deceptively spacious and charming period home, beautifully positioned on one of Rusthall's most sought-after roads, just moments from the heart of this vibrant and well-served village. Full of character and warmth, this attractive home offers well-balanced accommodation arranged over three floors, together with a wonderfully private easterly facing rear garden, a versatile attic room and attractive front and rear gardens.

Tenure: Freehold

Council Tax Band: D

Energy Efficiency Rating: D

- Charming Period Terraced Home
- Spacious Accommodation Over Three Floors - 1151 Sq Ft / 106.9 Sq M
- Two Double Bedrooms
- Useful Converted Attic Room
- Character Features Throughout
- Spacious Bathroom With Bath & Separate Shower
- Kitchen with Utility Area & Ground Floor WC
- Private Established Rear Garden with Summer House
- Pretty Front Garden with Potential to Create Off Road Parking
- Prime Rusthall Village Location





Approximate Gross Internal Area: 1151 Sq Ft / 106.9 Sq M

The property is approached via a pretty cottage-style front garden, where a lavender and rosemary-lined pathway leads to the front door, complemented by established planting and a small vegetable patch, creating a charming first impression. Stepping inside, the welcoming entrance hall sets the tone for the character found throughout the home. The elegant sitting room enjoys a beautiful bay window that draws in natural light, alongside a feature fireplace that creates a cosy focal point. The interconnecting dining room is equally inviting, with an exposed brick fireplace adding charm and personality, making it an ideal space for both everyday living and entertaining.

To the rear, the kitchen is well positioned overlooking the garden, complemented by a practical utility area and a cloakroom with WC, adding convenience to the ground floor layout.

On the first floor, there are two well-proportioned bedrooms, together with a spacious family bathroom fitted with both a bath and separate shower, offering flexibility for modern living. On the second floor, the converted loft provides a highly useful additional room with eaves storage, ideal as a home office, hobby space, occasional guest accommodation, or a quiet retreat.

Outside, the easterly facing rear garden is a particularly appealing feature of the home, having been thoughtfully established to provide a private and peaceful outdoor setting. With two patio seating areas, there is plenty of space for outdoor dining, entertaining, or simply enjoying the warmer months. A summer house/outbuilding offers excellent versatility and could work particularly well as a home office, creative workspace or garden retreat.

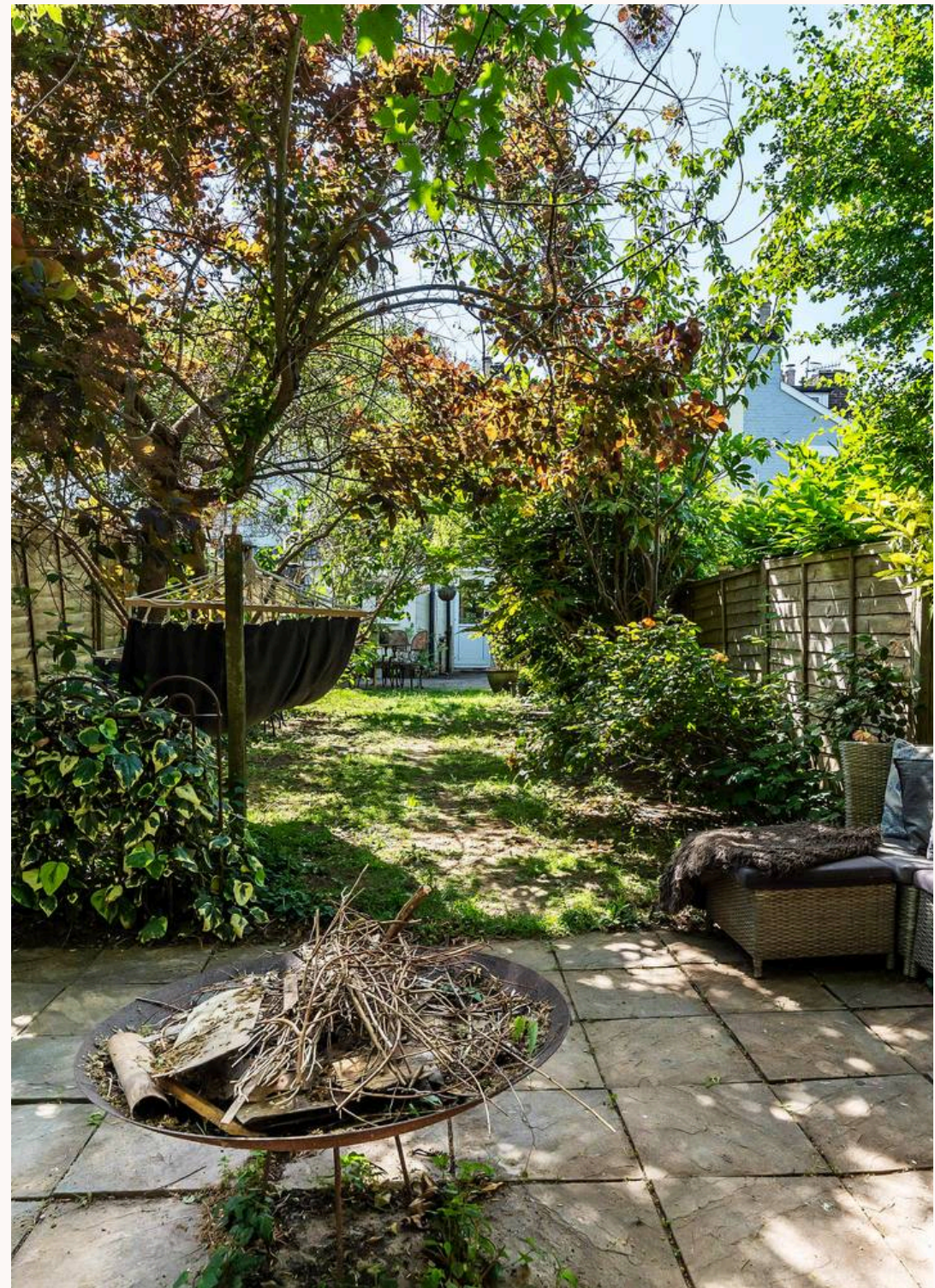
Bretland Road enjoys a highly convenient position in the heart of Rusthall, a thriving and well-regarded village on the western fringes of Royal Tunbridge Wells, offering an excellent balance of community living and accessibility. Just a short stroll from the property is Rusthall High Street, where a superb range of everyday amenities creates a genuine village atmosphere. These include a bakery, café, butcher, ironmongers, health food shop, convenience store with Post Office, hairdressers, beauty salon, pet shop, fish and chip shop, Chinese takeaway and several popular local pubs. The renowned Beacon pub is also within easy walking distance via Rusthall Common.

For those with dogs or an active outdoor lifestyle, the location is particularly appealing. Rusthall Common, Happy Valley and extensive surrounding woodland are virtually on the doorstep, providing miles of scenic walking routes and open green space to enjoy throughout the year. Families will appreciate the nearby children's playground, while the famous Toad Rock sandstone formation offers a natural adventure playground complete with sandy areas that have long been popular with local children.

Despite its village setting, the property remains exceptionally well connected. Royal Tunbridge Wells town centre, the historic Pantiles and Tunbridge Wells mainline station are all within easy reach, approximately a 25-minute walk across the Common, around six minutes by car or a short cycle ride away. The station offers regular services to London Bridge, Charing Cross, Waterloo East and Cannon Street, including fast services to London in under an hour, making the area particularly attractive to commuters.


The property is well placed for an excellent selection of schooling in both the state and independent sectors. Highly regarded local options include Rusthall St Paul's CE Primary School, Langton Green Primary School, Bennett Memorial Diocesan School and the sought-after grammar schools in Tunbridge Wells and Tonbridge. The area is also exceptionally well served by respected independent schools including Holmewood House, Rose Hill, The Mead, Beechwood Sacred Heart, Somerhill, Tonbridge School and Sevenoaks School.

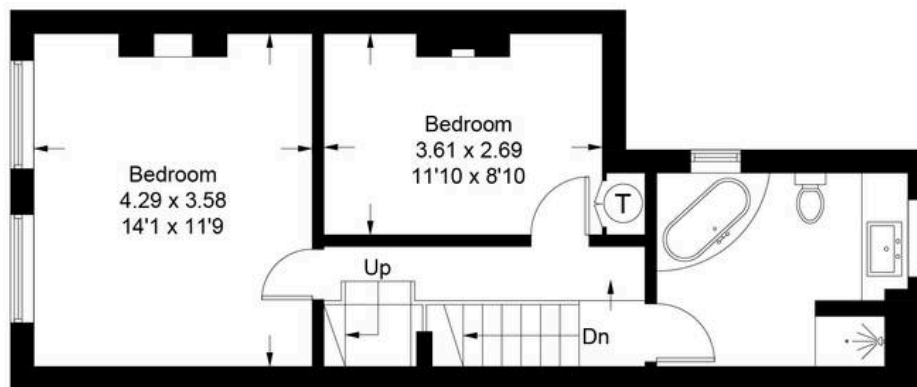
Adding further practicality to the location, Bretland Road benefits from plentiful unrestricted on-street parking, something increasingly difficult to find in many nearby roads. Combined with its strong community atmosphere, excellent amenities, outstanding outdoor spaces and convenient access to Tunbridge Wells and London, this is a location that appeals equally to families, professionals, downsizers and dog owners alike.



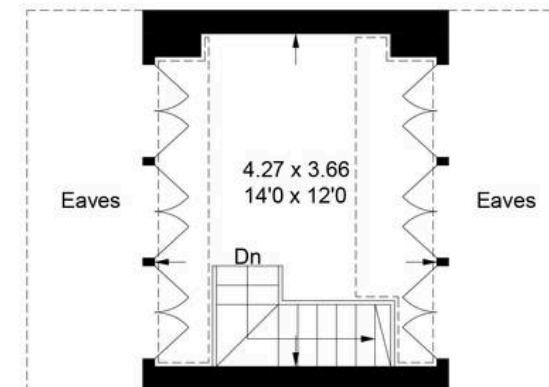
Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft
(Excluding Eaves)



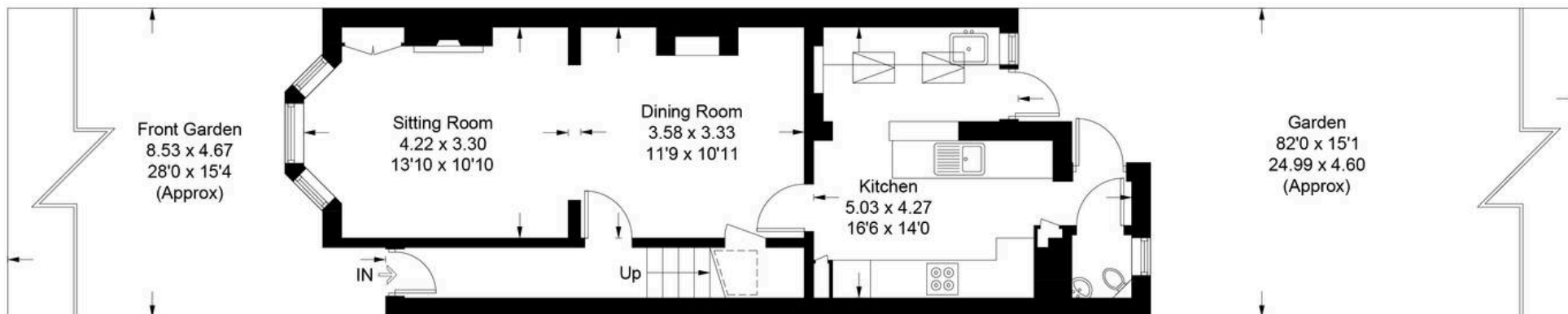
 = Reduced headroom below 1.5m / 5'0



First Floor



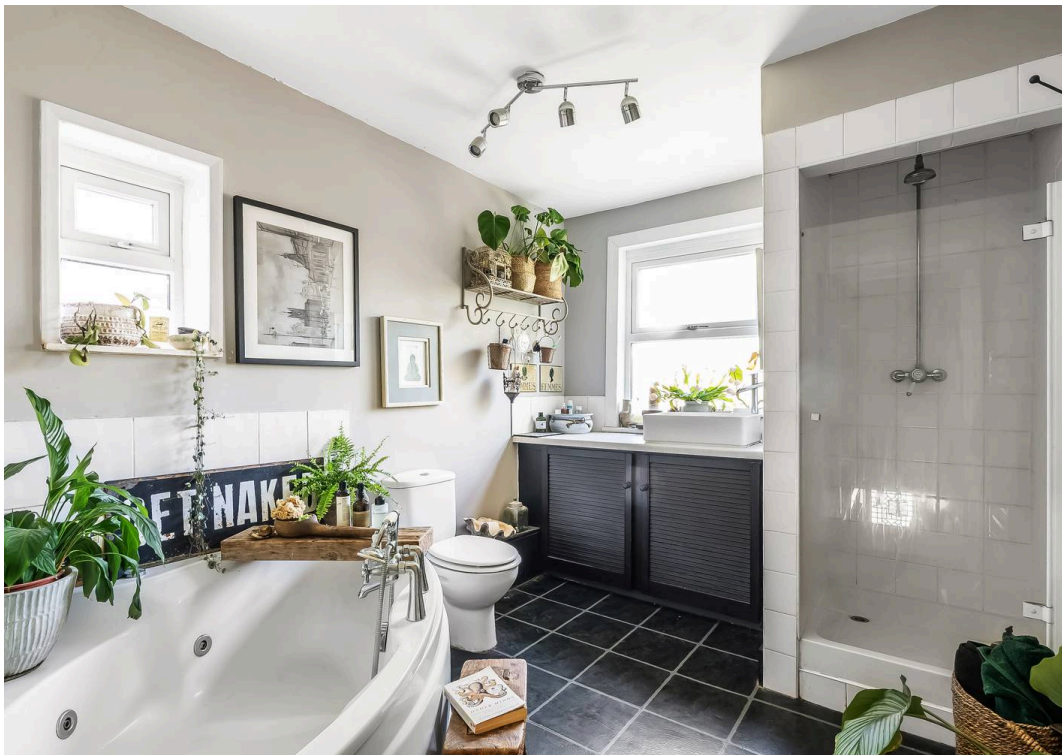
Second Floor



Ground 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. (ID1305956)

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