

THE WILLOWS

RUSTHALL, TUNBRIDGE WELLS, KENT



AN EXCLUSIVE DEVELOPMENT OF FOUR DETACHED HOUSES



THE PERFECT SETTING

The Willows is an exclusive development of four, 3 & 4 bedroom detached houses set in the village of Rusthall, under two miles west of the historic Spa town of Royal Tunbridge Wells. Homes benefit from excellent design and specification, gardens, garaging and further off-street parking.

Rusthall High Street is only a short walk with a good range of local facilities including convenience stores, post office, greengrocer, butcher, baker, doctors' surgery, library and vet. A local park, The Commons, Hurst Wood, Speldhurst and Shadwell Woods, are on hand for the whole family to enjoy. A regular bus service takes commuters to the station and workers / shoppers to Tunbridge Wells. Dedicated school buses run for the children.

Tunbridge Wells is vibrant and cosmopolitan being one of the most sought after towns in The South-East, surrounded by countryside, historic villages and National treasures, benefiting from elegant architecture and a variety of cultural and entertainment offerings.

Recreational and sporting facilities include superb local parks, a wide selection of clubs, golf courses, gyms, sports centres, cycling clubs, trails and easy access to sailing at Bewl-Water or the south-coast.

Shopping facilities are excellent with a large selection of national retailers and vast array of independent shops. Restaurants and cafes abound with tremendous choice throughout the town.

Highly regarded primary and preparatory schools are nearby whilst there is a range of excellent grammar, state and public schools in the area for older children.

This wealth of amenities, proximity to London and excellent rail service, combine with highly regarded schools to create a popular base for London commuters and an ideal place to raise a family.

PLOTS 1 & 2

KITCHEN / BREAKFAST ROOM

5.63m X 3.17m (18'6" X 10'5")

LIVING ROOM

4m X 3.26m (13'1" X 10'8")

MASTER BEDROOM

4.4m X 3.04m (14'5" X 10')

BEDROOM 2

4.1m X 2.65m (13'5" X 8'8")

BEDROOM 3

3.6m X 2.4m (11'10" X 7'10")

GARAGE

4.95m X 2.82m (16'3" X 9'3")

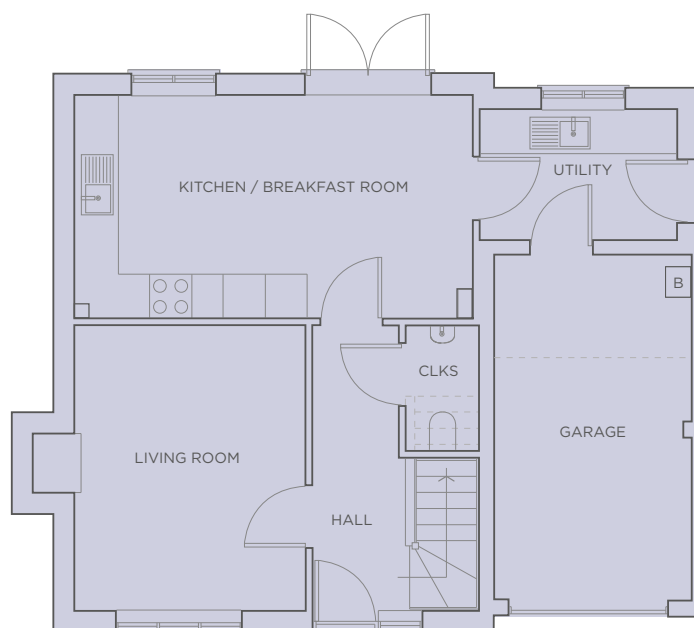
GROUND FLOOR AREA: 62.9sq.m (677.05sq.ft)

FIRST FLOOR AREA: 55.6sq.m (598.47sq.ft)

TOTAL FLOOR AREA: 118.5sq.m (1275.52sq.ft)



FIRST FLOOR



GROUND FLOOR

PLOTS 3 & 4

KITCHEN / BREAKFAST ROOM

5.65m X 3.17m (18'6" X 10'5")

LIVING ROOM

4m X 3.26m (13'1" X 10'8")

MASTER BEDROOM

4.45m X 3.56m (14'7" X 11'8")

BEDROOM 2

4.4m X 3.04m (14'5" X 10')

BEDROOM 3

4.1m X 2.65m (13'5" X 8'8")

BEDROOM 4

3.6m X 2.4m (11'10" X 7'10")

GARAGE

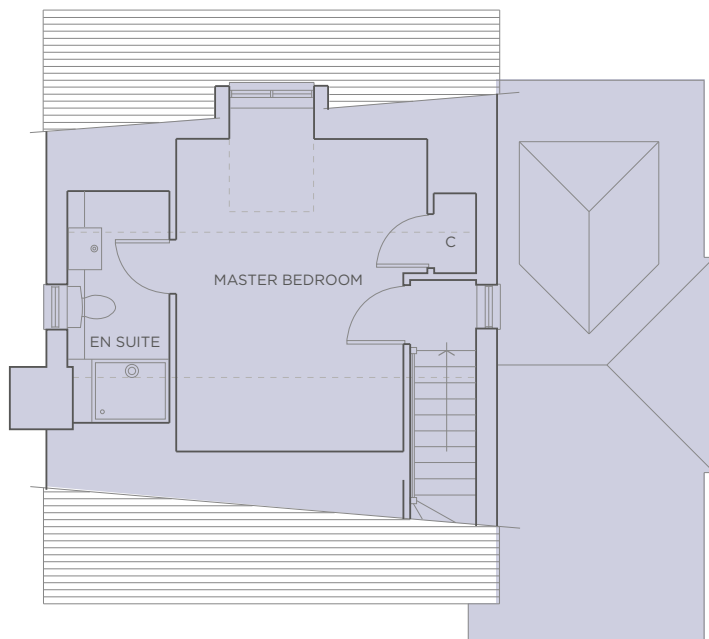
4.95m X 2.82m (16'3" X 9'3")

GROUND FLOOR AREA: 62.9sq.m (677.05sq.ft)

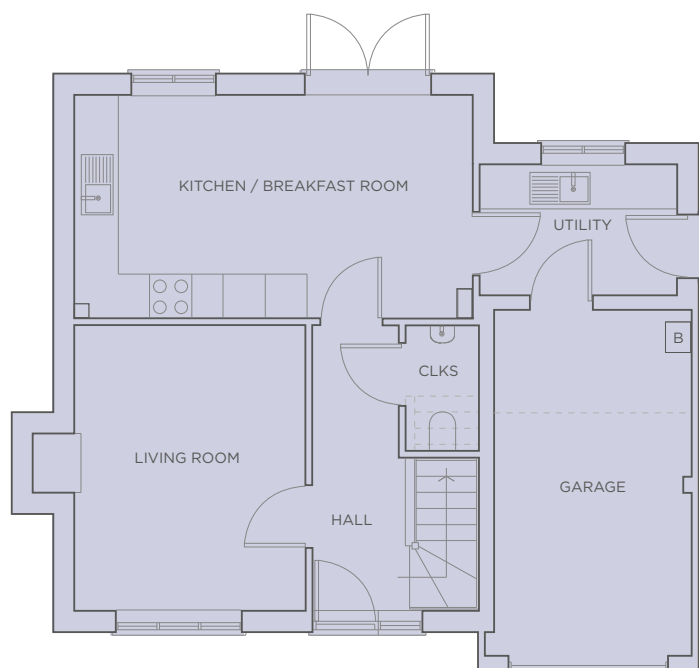
FIRST FLOOR AREA: 55.6sq.m (598.47sq.ft)

SECOND FLOOR AREA: 24sq.m (258.33sq.ft)

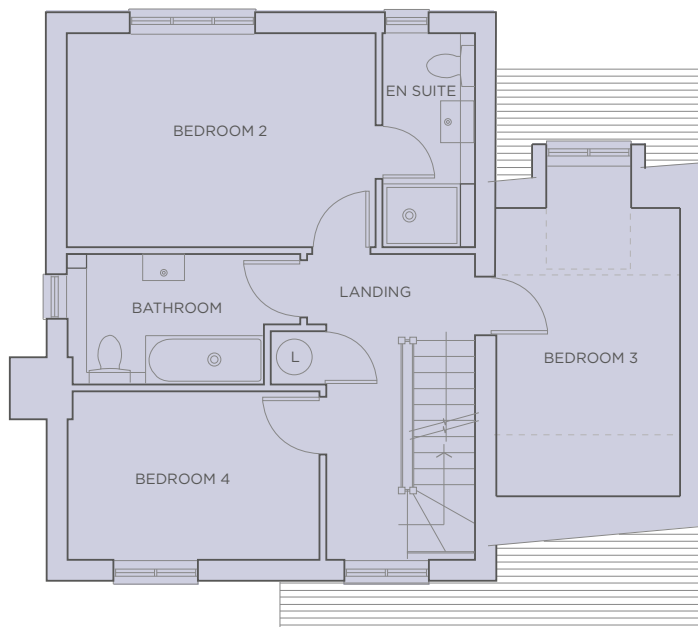
TOTAL FLOOR AREA: 142.5sq.m (1533.86sq.ft)



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

SPECIFICATION

Each Cubed Homes' property is built with close attention to every detail, comes with an array of features and is backed with a 10 Year Warranty by Build Zone.

Kitchen / Breakfast & Utility Room features

- The kitchen is equipped with Crown Imperial furore kitchen, wall and floor cabinets with solid quartz worktops and upstands.
- Carron stainless steel under mounted sink with Franke chrome tap.
- Fully integrated Neff appliances to include 4 ring gas hob, double oven, extractor hood, integrated fridge freezer and integrated dishwasher.
- Porcelain floor tiles to the kitchen / breakfast area, utility room, downstairs hallway and cloakroom.
- Utility room with a range of Crown Imperial kitchen base units, laminate work surface, stainless steel sink, and space for a washing machine and tumble dryer.

Bathroom, En-suites & Cloakroom

- Luxurious white suites by Twyfords with contemporary chrome fittings.
- Cabinetry to the cloakroom, bathroom and all en-suites by Twyfords.
- Heated chrome towel rails provided to the bathroom and en-suites.
- Mirror and shaver socket to the bathroom and en-suites.
- Ceramic wall and porcelain floor tiles to the bathroom, en-suites and cloakroom.

Electrical & multimedia

- LED down lighters provided to the hall, kitchen, utility and all bathrooms and en-suites. Pendant light provided to all other rooms.
- TV/Sat and BT/Data points are provided to the living room with a provision for Sky HD (box, dish and subscription not included). Further data points, wired back to the living room, provided in the kitchen and at each floor level.

Heating & hot water

- Energy efficient gas-fired central heating system, via underfloor heating to the ground floor and radiators with thermostatic controls to the upper floors. Hot water is provided via a pressurised hot water cylinder.

Peace of mind

- Wiring for an alarm system is provided to the house and garage.
- Composite front door. Quality double glazed pvc - u windows and external doors with multi point locking system.
- External lighting provided to all the external doors.
- Mains fed smoke alarm fitted to the hall and landing.
- Mains fed heat detector provided to the kitchen and carbon monoxide detector provided to the living room.

Finishing touches

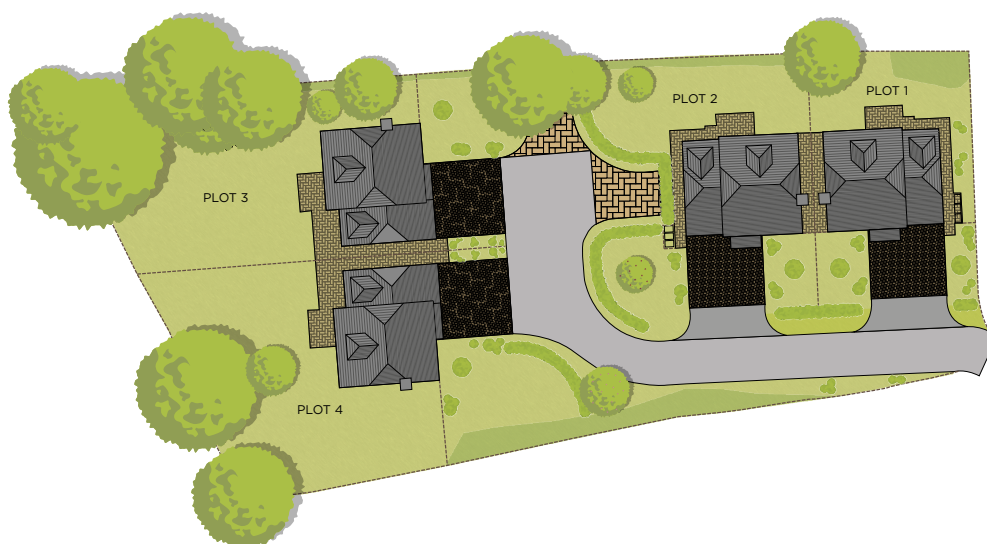
- High quality veneered oak internal doors with chrome fittings.
- French doors provided to the kitchen / breakfast room.
- Bespoke oak fire surround with granite hearth provided to the living room.
- Chimney with a flue built ready to accept a wood-burning stove.
- Bespoke locally made stair-case with oak handrail.

External features

- Top soil and seeded gardens with timber fencing to boundary.
- Garage with remote control electrically operated 'up and over' door.
- Conservation kerbs and Marshalls Piora Brindle brick paved driveways.
- Handmade clay hanging tiles.
- Patio area in Indian sandstone.

Tenure & Services

- Freehold.
- Properties connected to electricity, gas, water and mains foul drainage.



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TRANSPORT

Regular train services from Tunbridge Wells to London Charing Cross and Cannon Street (via London Bridge and Waterloo East) with journey times from 50 minutes. Commuter coach from Rusthall to London.

Excellent access to Gatwick, Heathrow, Eurotunnel, the south-coast and channel ports providing various routes to Europe and beyond. Easy link to the M25 via the A21, for London and the National motorway network.



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01892 511211

www.woodandpilcher.co.uk



01892 515188

www.kmjproperty.co.uk

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