

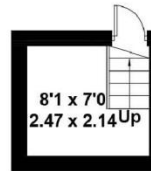


Hillcroft, 22 Tonbridge Road, Pembury, Tunbridge Wells, Kent TN2 4QL

Offers in Excess of £1,000,000 Freehold

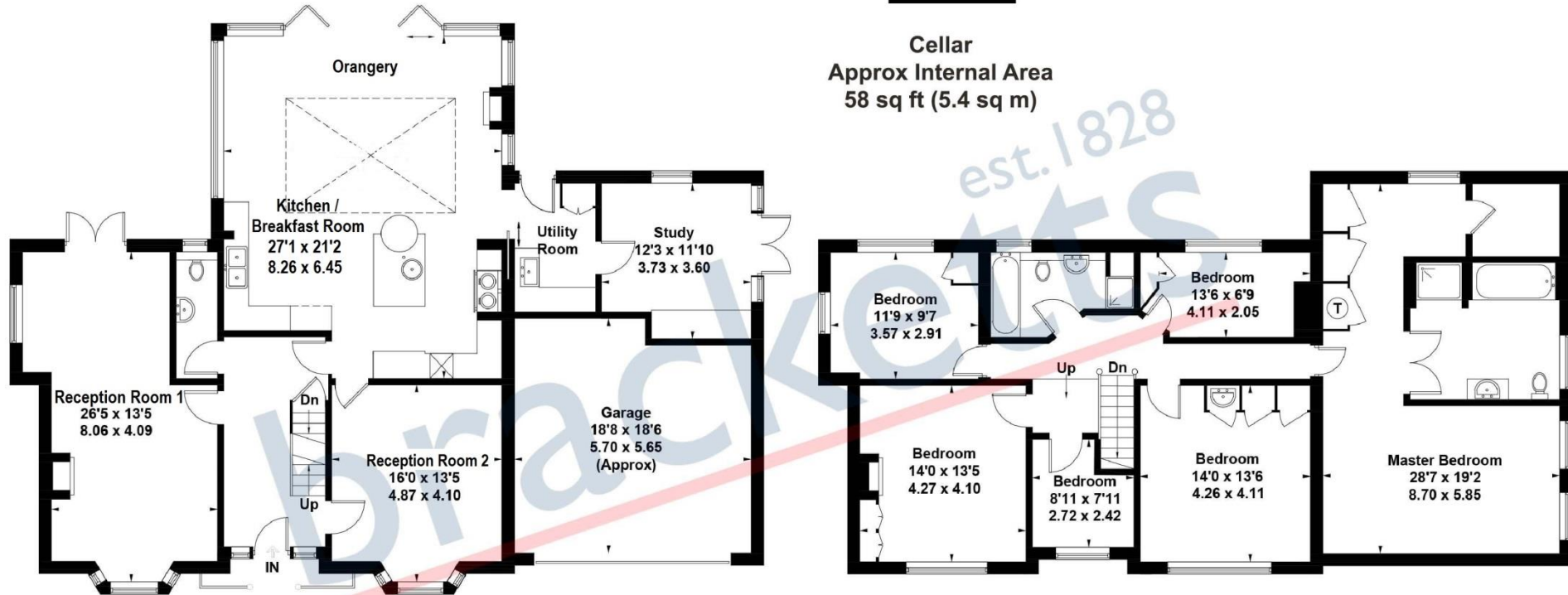
When experience counts...

bracketts est. 1828



Approx Gross
Internal Floor Area
3340 sq ft (310.3 sq m)

Cellar
Approx Internal Area
58 sq ft (5.4 sq m)



Ground Floor
Approx Internal Area
(Including Garage)
1831 sq ft (170.1 sq m)

First Floor
Approx Internal Area
1451 sq ft (134.8 sq m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		51	75
England, Scotland & Wales		EU Directive 2002/91/EC	

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TN2 4QL

LOCATION

The property is located on the fringes of Pembury village nestling between the hotel and the hospital and opposite a popular garden centre. Access to the A21 is within a few hundred yards, whilst the village amenities of Pembury are within approximately two-thirds of a mile with its independent stores, together with a large Tesco. Tunbridge Wells town centre, with its multiple range of shopping and recreational facilities, is within approximately two and a half miles, with its mainline railway station with fast trains to London in under one hour.

TO BE SOLD

Coming to the market with the benefit of no onward chain is this substantial detached home, set over 3,340 sq.ft, and now in need of updating and refurbishment - which has been reflected in the price. A particular feature of this home is the superb gardens of over 1 acre with this property set well back from the road with gated entrance. Within the grounds there is a swimming pool, which is now covered and out of use.

ACCOMMODATION

Timber Front Door opening to:

Entrance Hall

Rise of stairs to the First Floor and door concealing stairs to the Cellar. Doors to all rooms.

Reception Room 2

Angular bay with timber casement windows to the front. Coved cornice. Picture rail. Dwarf doorway through to kitchen/breakfast room.

Through Reception Room 1

Angular bay to the front, window to the side and glazed doors to the rear overlooking the large garden. Feature fireplace with granite hearth and back plate and antique pine surround. Coved cornice.

Downstairs Cloakroom

WC and basin. Frosted window to the rear. Travertine flooring.

Kitchen/Breakfast Room

Range of duck egg blue eye and base units with solid granite worktop incorporating an electric oven. Larder cupboard. Undermount twin bowl sink with chromed mixer tap. Space and plumbing for American-style fridge/freezer. Aga. Central island unit with space and plumbing for dishwasher. Circular undermount sink. Circular breakfast bar. Open plan to:

Orangery

Triple aspect with vaulted ceiling and inset ceiling spotlights. Doorway to:

Utility Room

Matching range of units with granite worktop and china Butler sink. Glazed door leading to the garden. Doorway to:

Study

Built-in cupboards across the width of the room. Glazed doors opening to the terrace and garden beyond. High level window to the rear. High level modern radiator.

First Floor Part Galleried Landing

Doors to all rooms.

Master Bedroom Suite:

Double Bedroom Two large arched sash windows enjoying an outlook over the garden and pool. Open plan to:

Dressing Area Built-in wardrobes and a further walk-in wardrobe. Sash window overlooking the rear garden. Airing cupboard housing the hot water cylinder. Double doors to:

En Suite Bathroom Bath set into a panelled recess with telephone-style mixer tap/shower, vanity basin set into a marble countertop with cupboards beneath and above, separate shower and WC. Arched sash window to the side.

Bedroom 2

Large window to the front overlooking the garden. Triple door fitted wardrobes, one housing a basin.

Bedroom 3

Twin sash windows overlooking the garden. Fitted cupboard.

Family Bathroom

A white suite comprising bath with antique mixer tap with telephone-style shower, vanity basin, separate shower with integrated seat, push button WC. Travertine tiled walls and floor with inset ceiling spotlights. Sash window to the rear.

Bedroom 4

Dual aspect with twin sash windows overlooking the rear garden and a further sash window to the side.

Bedroom 5

Large window overlooking the front garden. Chimney breast with shelving and dwarf cupboards to one recess.

Bedroom 6

A single bedroom with window overlooking the front garden.

OUTSIDE

The gardens are a particular feature of this property having been well stocked with an enormous range of shrubs, perennials and specimen trees, with a gated entrance from Tonbridge Road and measuring 1.014 of an acre (Source: Promap).

ROUTE TO VIEW

From our office in the High Street proceed northbound taking a right hand turn at Hooper's mini-roundabout and proceed up Grove Hill Road, bearing left into Prospect Road. Continue straight over at the traffic lights joining Pembury Road. Proceed past the Tesco and at the traffic lights turn left into Tonbridge Road where this property will be found opposite the Garden Centre.



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