



Kings Toll Road, Pembury, Tunbridge Wells

Offers In Region Of £1,200,000

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Kings Toll Road, Pembury, Tunbridge Wells

Exceptional Detached Bungalow with Vast Grounds, Seamless Indoor-Outdoor Living, and Development Potential in the Heart of Pembury





Tucked away off a peaceful single-track country lane and backing onto open farmland, Cottleston Farm occupies an enviable position in one of Pembury's most desirable areas. Offering a tranquil rural setting with the convenience of nearby amenities, the property is within close reach of the picturesque villages of Pembury and Matfield. It also benefits from excellent access to the vibrant town centre of Royal Tunbridge Wells, the retail and transport hub of Tonbridge, and falls within the catchment area for a number of highly regarded grammar schools.

Owned by the same family for over 30 years, this elegant and expansive detached bungalow offers over 2,500 sq ft of beautifully arranged accommodation, set within approximately two acres of mature, well-tended gardens. The layout provides excellent flexibility and can accommodate multigenerational living, with a generous footprint and a number of adaptable rooms.

The original plot is being split (with the current owners retaining the two barn conversions) and a new driveway is being installed approaching the property from the lower boundary to provide discrete access with ample parking for multiple vehicles. At the main entrance, a covered porch offers a practical area for storing outdoor footwear and includes a convenient log store.

Inside, a wide and welcoming entrance hall sets the tone for the space and light that flows throughout the home. At the heart of the property lies the kitchen – a thoughtfully designed space combining traditional character with modern finishes. Sleek cabinetry, integrated appliances, and



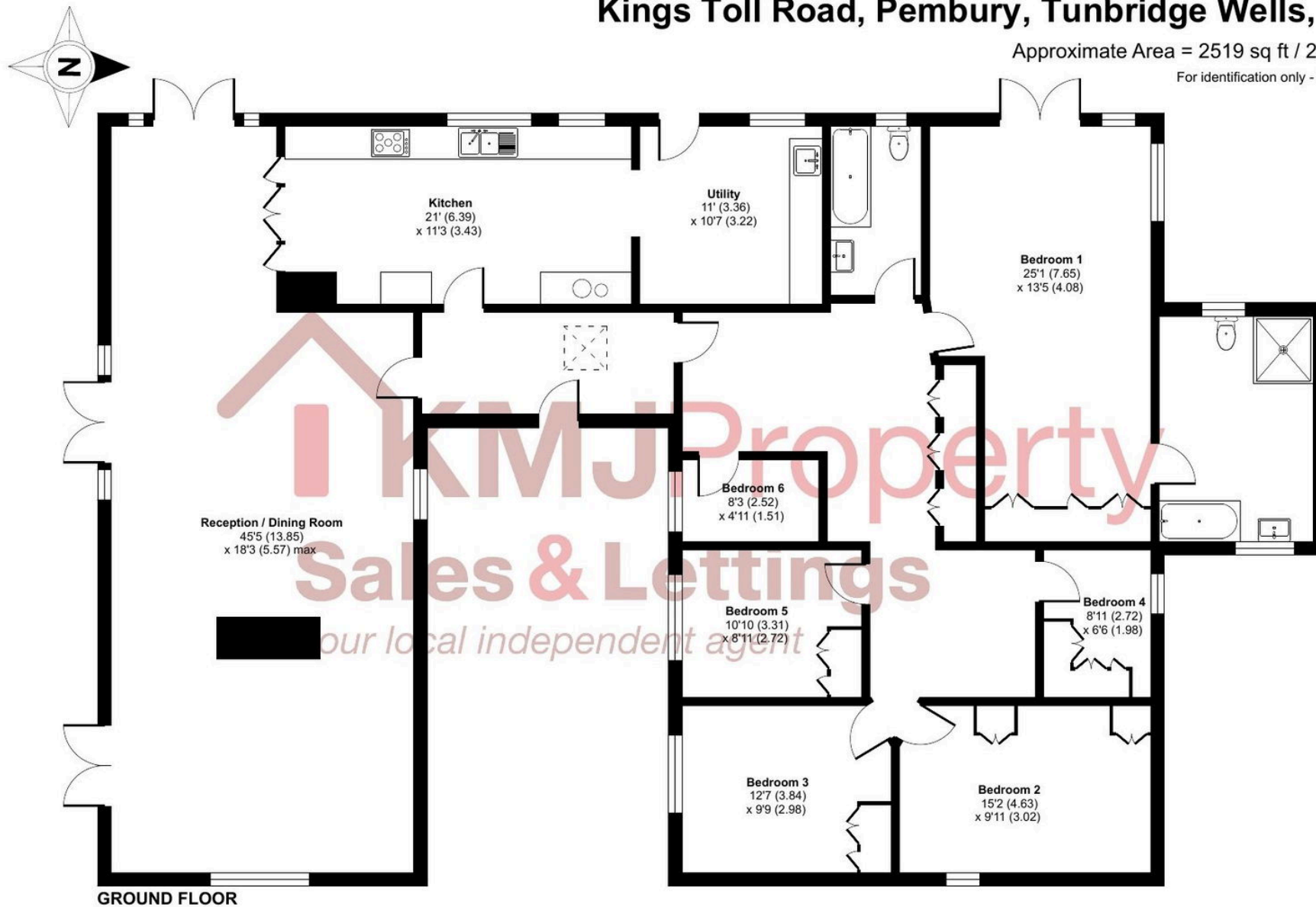




Kings Toll Road, Pembury, Tunbridge Wells, TN2

Approximate Area = 2519 sq ft / 234 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for KMJ Property. REF: 1272309

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