



Hérons Way
Pembury | Tunbridge Wells | Kent | TN2 4DN

FINE & COUNTRY





Step inside

Hérons Way

Located in the popular enclave of Heron's Way near the end of a cul-de-sac on the outskirts of Pembury, this delightful detached and extended four bedroom property is ideal for a growing family. It is surrounded by woodland and only a short stroll from the local nursery and primary schools and just a minute's drive to the A228 for easy access to Tunbridge Wells and Maidstone and the A21 for London and Hastings. There is a wide, block paved driveway where you can park four cars that leads to the double garage with automatic doors and to the front entrance. This opens into the long hall with recently installed hardwearing wood effect flooring that flows throughout the ground floor. It is at this stage that you begin to realise this is a real Tardis of a property and is somewhat more spacious than you might originally have expected, with plenty of flexible accommodation.

There is a good sized snug/playroom that is ideal for the kids to have their own space although this room could always be used as a dining room for those more formal occasions. It has stylish wood and glass doors that provide access to the elegant sitting room and also to the open plan family space. The dual aspect sitting room includes an impressive brick chimney breast, fireplace and log burner as well as French doors to the rear terrace, so you can spill out into the garden on a warm sunny day.

The L shaped open plan area is a real joy and where the family are likely to spend much of their time. It includes spacious seating and dining areas as well as a new kitchen and the light and bright garden room. The kitchen was designed by Wren and installed in 2022 and incorporates an induction hob, built in oven and integrated dishwasher and fridge freezer as well as a peninsular breakfast bar and a door to the garden. There is a very wide archway from the dining area into the charming garden room with windows on three sides and French doors to the terrace that provides fabulous views across the very large lawned garden and the woodland beyond. If the double doors are open from the snug into the dining area it can really provide a large overall space, particularly if you want to extend the dining table for family celebrations or Christmas Day lunch.

This floor also includes a cloakroom and a utility room with laundry facilities and internal access to the garage as well as stairs to the first floor. Here you will find the family shower room and four double bedrooms including one with built in Sharps bedroom furniture. The master was an extension built over the sitting room; it has a small corridor area with storage cupboards and shelving that leads to the bedroom with its contemporary en suite shower room, an archway to a dressing room with a built in dressing table and French doors to the balcony where you can sip your morning coffee, revelling in the views across the garden and beyond to the Weald of Kent or enjoy a nightcap before bed on a balmy summer's evening. There is also access to the boarded attic that has lighting so is ideal as a large storage area.

The surprisingly sizeable garden gets the sun all day and includes a charming semi-circular block paved terrace that spans the width of the property with steps in the centre. These lead down to the vast lawn interspersed with impressive trees and shrubs that backs onto woodland, which is an ideal place for the kids to play hide and seek. There is a very useful detached building with lighting and electrics and a separate patio that would make an excellent studio or office for anyone wanting to work from home and not be disturbed by activities in the house. The garden also includes a charming pergola covered outdoor seating and dining area that is ideal for those summer barbecues and al fresco meals as well as a useful garden shed and an outdoor tap.











Seller Insight

“ We moved here in 1996 and it has been a wonderful home to bring up our family. However the children have now flown the nest and we feel it is time for us to downsize. We really love Pembury and lived here even before we bought this house but we saw this house and realised it was everything we needed at the time. It is quiet and peaceful and, because it is in a cul-de-sac, it is also very safe for children and pets. We have always enjoyed the large south facing garden and have hosted a number of outdoor parties and even a family wedding with a marquee that actually looked quite small when compared with the size of the garden.

It is great that the good primary school and nursery are within easy walking distance and we are not far from the doctor's surgery while the recently built hospital is nearby. The heart of the village centres around the village green and it maintains its unique character with historic buildings from the 12th century through to the modern homes built in the 20th century. There is a useful convenience store as well as a post office, newsagent, bank, chemist and hairdresser and three pubs, other eateries and the Camden Arms Hotel, while excellent local produce is available from the Downingbury Farm shop. In addition to a junior football club and cricket club the village also includes a bridge club and the Pembury Players for those with a theatrical bent.

We are just four and a half miles from Tunbridge Wells with its delightful mix of independent shops, bars and restaurants, high street stores, hair and beauty salons and a number of luxury and boutique hotels as well as retail parks and a station with trains that will get you to London within an hour. There are grammar schools and a number of primary and secondary schools rated Outstanding by Ofsted and entertainment facilities include a nine-screen Odeon cinema, the Trinity Theatre, the well-respected Assembly Theatre and for sports enthusiasts there is the indoor sports and tennis centre, a swimming pool and the Neville Golf Club.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Travel

| | |
|-------------------------|------------|
| By Road | |
| Tunbridge Wells station | 4.6 miles |
| Tonbridge | 7.0 miles |
| Sevenoaks | 14.2 miles |
| Dover Docks | 60.4 miles |
| Channel Tunnel | 41.8 miles |
| Gatwick Airport | 38.8 miles |
| Charing Cross | 52.0 miles |

| | |
|-------------------------------|------------|
| By Train from Tunbridge Wells | |
| London Bridge | 44 mins |
| Cannon Street | 51 mins |
| Charing Cross | 53 mins |
| Victoria | 1hr 8 mins |

Leisure Clubs & Facilities

Tunbridge Wells Sports Centre
 Pembury Cricket Club
 Pembury Junior Football Club
 Pembury Players
 Neville Golf Club

Healthcare

Dr Minkah Waterfield House Surgery
 Tunbridge Wells Hospital

Education

Primary Schools
 Pembury Primary School
 Bishop Chavasse
 Somerhill (independent)
 Hilden Grange Preparatory
 Kent College School for Girls

Secondary Schools
 Tunbridge Wells Girls Grammar
 Tunbridge Wells Boys Grammar
 Hill View School for Girls
 The Judd School (Voluntary aided)
 Tonbridge School (Independent)

01892 825488
 01622 729000

01892 822259
 01732 676040
 01732 352124
 01732 351169

01892 520902
 01892 529551
 01732 352793
 01732 770880
 01732 365555

Entertainment

Odeon Cinema complex
 Trinity Theatre
 Assembly Theatre
 Blackhorse Pembury
 Camden Arms Hotel Pembury
 Thackerays
 The Ivy

Local Attractions / Landmarks

Tonbridge Castle
 Hever Castle
 Chartwell
 Penshurst Place
 Scotney Castle
 Sissinghurst Gardens
 Bedgebury Pinetum



GROUND FLOOR

| | |
|---------------------|---|
| Kitchen/Dining Area | 26'2 (7.98m) narrowing to 12'6 (3.81m) x 8'4 (2.54m) |
| Conservatory | 13'7 x 10'4 (4.14m x 3.15m) |
| Cloakroom | |
| Utility | 7'10 x 6'9 (2.39m x 2.06m) |
| Family Room/Study | 13'7 x 11'5 (4.14m x 3.48m) |
| Living Room | 18'4 (5.59m) x 13'7 (4.14m) narrowing to 11'0 (3.36m) |

FIRST FLOOR

| | |
|---------------|---|
| Landing | |
| Bedroom 4 | 11'4 x 8'2 (3.46m x 2.49m) |
| Bedroom 2 | 11'6 x 11'4 (3.51m x 3.46m) |
| Bathroom | 8'9 x 5'11 (2.67m x 1.80m) |
| Bedroom 3 | 11'5 x 11'6 narrowing to 10'9 (3.48m x 3.28m) |
| Bedroom 1 | 13'4 x 13'0 (4.07m x 3.97m) |
| Dressing Room | 13'5 x 4'6 (4.09m x 1.37m) |
| En-Suite | 8'5 x 5'8 (max) |
| Balcony | |

OUTSIDE

Driveway
Garage
Rear Garden
Outbuilding

£ 900,000

Council Tax: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



Fine & Country
Tel: +44 (0)1892 570267
tunbridgewells@fineandcountry.com
20 High Street, Tunbridge Wells, Kent TN1 1UX

