



Mays Farmhouse
Romford Road | Pembury | TN2 4BA





Step inside

Mays Farmhouse

Down a leafy lane on the outskirts of Pembrokeshire, in an Area of Outstanding Natural Beauty, you will find this charming Grade II Listed country property. As its origins are believed to be in the 16th century with later Victorian additions, the house is full of period character with delightful external and internal features including wooden casement and sash windows, exposed beams, chimneystacks and original fireplaces. However, it has been sensitively updated to provide excellent modern day facilities including contemporary bathrooms, an updated kitchen and even a cinema.

Nestling in the midst of about 0.75 acres of delightful grounds, the farmhouse is approached via a driveway flanked by beech hedging that leads to the fascinating detached double garage and a pathway to the charming pitched roof porch and period front door. This opens into the hallway with its modern tiled floor and a staircase down to the cinema and the first floor. Just inside the front door is a study with a Victorian fireplace flanked by built in drawers and shelving. It has lovely views over the front garden and the orchards beyond to give you inspiration while you work and is conveniently located for easy access to business visitors. Alternatively, this would make an excellent dining room for more formal occasions.

The stunning dual aspect sitting room with its beautiful oak flooring is nearly 30ft long and is really a room of two halves. There is the elegant Victorian part with a fireplace and a useful storage cupboard and the characterful cosy area in the older part of the house with exposed beams and a superb inglenook fireplace with a Bressumer beam and a log burning stove.

The kitchen/breakfast area is again in the older part of the property with its exposed beams and casement window. It includes a central island/breakfast bar, an electric Aga and attractive painted Shaker style units with granite worktops housing a built in microwave, an integrated wine cooler and dishwasher as well as space for an American fridge freezer. While the light and bright dining area provides a much more contemporary almost garden room feel with a wall of

windows overlooking the garden and French doors with full height side windows opening onto a spacious terrace. It includes a built in banquette style seating on two sides and provides room for a large dining table as well as oak stairs to the principal bedroom suite. There is a door to a cloakroom and the fitted utility room that has space for laundry facilities and a stable door to the garden.

In the basement there is an excellent cinema room created by the current owners and includes the equipment that is available to purchase by separate negotiation.

On the first floor the L-shaped landing leads to the family bathroom, a separate shower room and four double bedrooms that all have fitted cupboards while three of them also have fireplaces. The dual aspect principal suite, accessed via an oak turned staircase from the dining area, includes a vaulted ceiling fitted wardrobes and exposed beams, delightful views over the garden and an ensuite bathroom that has a stand-alone painted bath with claw feet and a separate shower.

At the end of the rear garden there is an attractive contemporary garden room with wifi, heater/air conditioning, wood flooring and bi-fold doors. This is currently set out as a gym but would also make an excellent office for anyone who doesn't want to be disturbed or a bar/games room. The garage includes a side store room and plenty of additional storage on the first floor.

The front garden features a large lawn area with mature shrubs while the south-facing rear garden is surrounded by trees and incorporates a spacious terrace for outdoor entertaining. This leads to a path bordered by a lawn and shrub beds as well as steps up to a sweeping level lawn interspersed with mature trees and shrubs and hedging that creates individual areas. The level lawn is a great space for children and dogs to play in. It is also ideal for a game of croquet or it could become a tennis court, while there is even space to create a swimming pool, subject to planning permission.



Seller Insight

“We have so enjoyed living here for the past eight years and have taken great pleasure in enhancing the interior and creating the cinema. We love the character of the property and the location as we are five minutes' stroll from woodland with its delightful pathways and walks. We can even walk through the woods to the nearby village of Matfield and visit either The Star, a traditional English pub, or enjoy a fine dining meal at The Poet, a delightful and quintessential gastropub housed in a charismatic 16th century building.

Although we are in a semi-rural environment, we are only a short distance from the A21 for access to the M25 and only about a mile to Pembury. 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, vet, 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 there is a doctor's surgery, riding stables, a nursery and primary school as well as a junior football club and cricket club, a bridge club and the Pembury Players for those with a theatrical bent, while the comparatively new hospital is nearby.

We are just three 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. Entertainment facilities include a nine-screen Odeon cinema, the Trinity Theatre, the well-respected Assembly Theatre. While for sports enthusiasts, there is the Neville Golf Club, an indoor sports and tennis centre, a swimming pool as well as rugby and cricket clubs.

With regard to education as well as the popular local primary school and nearby Kent College Prep and Senior Schools there are a number of primary and secondary schools in Tunbridge Wells rated Outstanding by Ofsted. Secondary schools include the Bennett Memorial Diocesan School, the St Gregory's Catholic School as well as Tunbridge Wells Girls Grammar School and Skinners Grammar School. You will also find excellent private schools in the area including Tonbridge and Sevenoaks Schools, Rosehill, The Mead, Kent College, Somerhill and Hilden Grange, Holmewood House and Beechwood prep and secondary school.”*

* 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.

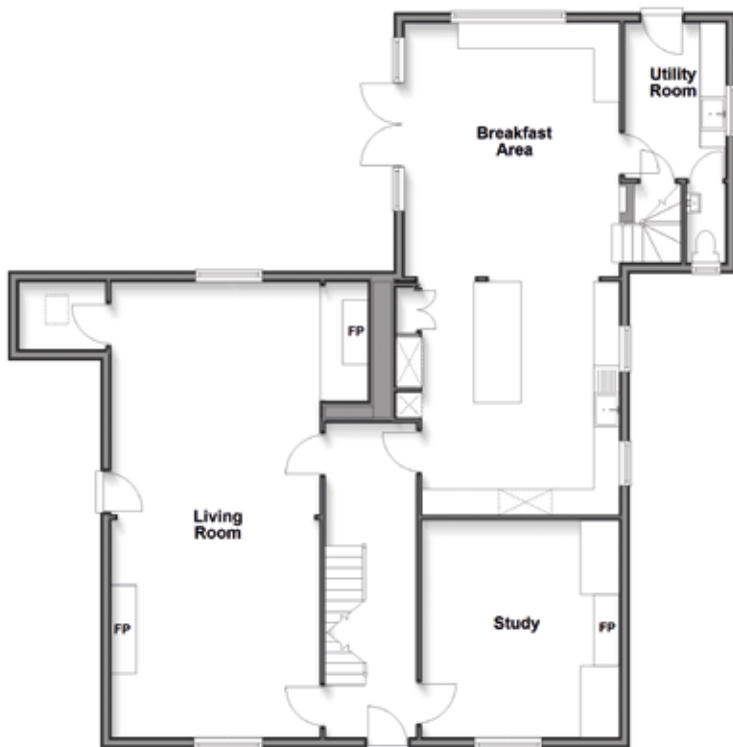






Travel		Healthcare		Entertainment	
By Road		Dr Minkah Waterfield House Surgery	01892 825488	The Poet	
Tunbridge Wells Station	3.5 miles	Tunbridge Wells Hospital	01622 729000	The Star	
Tonbridge	7.1 miles			Odeon Cinema Complex	
Sevenoaks	13.2 miles	Education		Trinity Cinema	
Dover Docks	53.3 miles	Primary Schools		Assembly Theatre	
Channel Tunnel	41.1 miles	Pembury Primary School	01892 822259	Blackhorse Pembury	
Gatwick Airport	36.1 miles	Somerhill (independent)	01732 352124	Camden Arms Hotel Pembury	
Charing Cross	46.4 miles	Hilden Grange Preparatory	01732 351169	Thackerays	
				The Ivy	
By Train from Tonbridge		Secondary Schools			
London Bridge	31 mins	Kent College Prep and Senior Schools	01892 820006	Local Attractions / Landmarks	
London Waterloo	37 mins	Tunbridge Wells Girls Grammar	01892 520902	Tonbridge Castle	
Cannon Street	44 mins	Tunbridge Wells Boys Grammar	01892 529551	Hever Castle	
Charing Cross	44 mins	Hill View School for Girls	01732 352793	Chartwell	
		The Judd School (Voluntary aided)	01732 770880	Penshurst Place	
		Tonbridge School (Independent)	01732 365555	Knole House	
		Tonbridge Grammar School for Girls	01732 770880	Hall Place Leigh	
		The Skinners' School	01892 520732	Bowl Water	
				Bedbury Park and Pinetum	
				Scotney Castle	
Leisure Clubs & Facilities					
Tunbridge Wells Sports Centre					
Pembury Cricket Club					
Pembury Junior Football Club					
Pembury Players					
Neville Golf Club					

Ground Floor
Approx. 120.4 sq. metres (1295.5 sq. feet)



First Floor
Approx. 123.4 sq. metres (1326.0 sq. feet)



Basement
Approx. 18.7 sq. metres (202.5 sq. feet)



GROUND FLOOR

Entrance Hall	
Living Room	29'7 x 13
Boot Room	
Kitchen/Dining Room	31'10 x 13'10
Study/Playroom	13'11 x 12'9 reducing to 12
Downstairs Cloakroom	
Utility Room	10' x 6'6

BASEMENT

Cinema Room	13'5 x 12'5 reducing to 11'9
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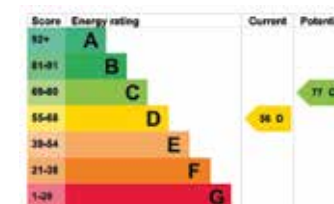
FIRST FLOOR

Landing	
Bedroom 1	12'9 x 13'7
En-Suite	10' x 6'11
Bedroom 2	14'5' x 12'8
Bedroom 3	14'7 x 11'7
Shower Room	
Bedroom 4	13' x 13'6
Bedroom 5	13'5 x 8'10
Bathroom	7'3 x 6'6

OUTSIDE

Detached Garage	18'11 x 17'7
Storage Room	18'10 x 10'5
Studio	19'7 x 12'9
Gardens	

Council Tax Band: G
Tenure: Freehold



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