



# Lambert & Foster



## CASA LUNA

ROMFORD ROAD | TUNBRIDGE WELLS | TN2 4BB

*A wonderful contemporary four bedroom, three bathroom converted barn in an idyllic semi rural location with a sweeping gravel drive encompassed by apple and cherry trees. This exceptional property has been thoughtfully designed to maximize the fantastic views from every window. The charming villages of Matfield and Pembury are close by offering an excellent range of amenities. There are many local walks right on your door steps. For more comprehensive shopping, the pretty spa town of Tunbridge wells is a short distance.*

*Offered to the market with no onward chain.*

Guide Price £1,395,000

FREEHOLD





## CASA LUNA

ROMFORD ROAD, TUNBRIDGE WELLS, TN2 4BB

- Four double bedrooms & three bathrooms (two en-suite)
- Rencraft handmade open plan kitchen
- Underfloor heating throughout powered by an air source heat pump
- Manicured lawn and patioed areas included within the wrap around garden with two large storage sheds
- Stunning views over cherry and apple orchard
- Offered to the market with no onward chain

**VIEWING:** By appointment only.

**Paddock Wood Office:** 01892 832325.

**TENURE:** Freehold

### SERVICES & UTILITIES:

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Air source heat pump

**MOBILE COVERAGE:** Indoor limited, outside likely  
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band F **EPC:** C (71)

**COVENANTS:** None known

**FLOOD & EROSION RISK:** **Property flood history:** Very low **Rivers and the sea:** Very Low **Surface Water:** Very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

(Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Brick built under tile roof with wooden cladding





**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

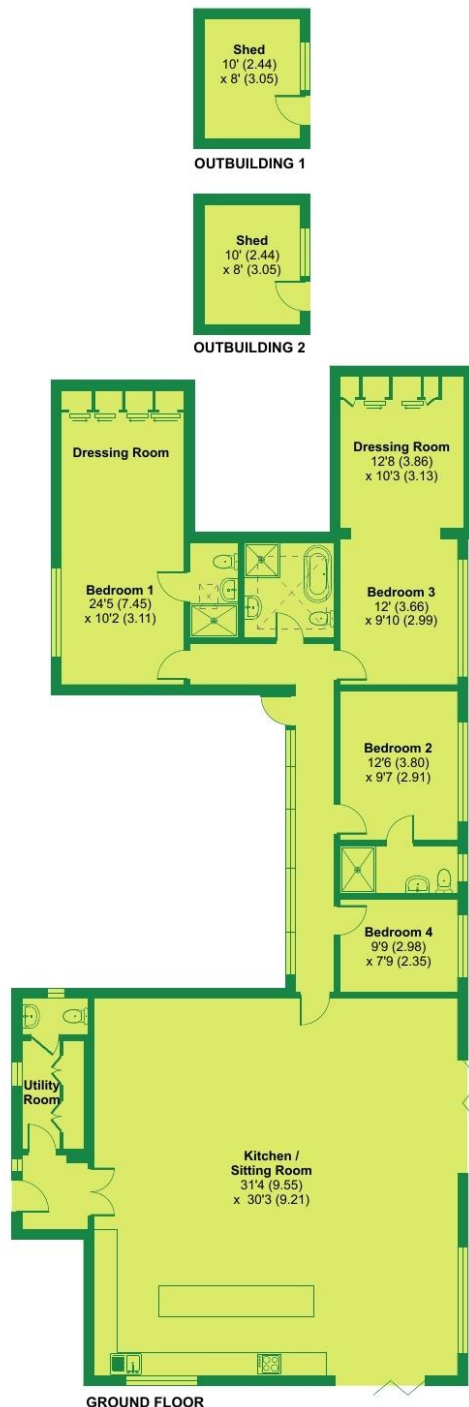
## Casa Luna, Romford Road, Pembury, Tunbridge Wells, TN2

Approximate Area = 2071 sq ft / 192.4 sq m

Outbuildings = 160 sq ft / 14.8 sq m

Total = 2231 sq ft / 207.2 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). © nitchecom 2025. Produced for Lambert and Foster Ltd. REF: 1270664

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