



**Connells**

Gardeners Cottage Lower Green Road  
Pembury Tunbridge Wells



# Gardeners Cottage Lower Green Road Pembury Tunbridge Wells TN2 4DZ

for sale offers over  
**£450,000**



## Property Description

A home full of history and character situated within the village centre overlooking the Green. This wonderful home has been tastefully improved by the current owners and is now a pleasant and welcoming home. We feel this house would suit a number of situations including, first time buyers, a young family and those looking to downsize within the local area.

The accommodation is arranged over three floors and consists of, Entrance porch, Fully Fitted Kitchen, Lounge with dual aspect, bay window and feature fireplace and a ground floor shower room. Upstairs are two double bedrooms and the bathroom. There is also a basement which has been converted and offers a further bedroom or a study area. Outside, there is a private walled garden which offers an area of lawn and a patio space which enjoys the afternoon sunshine. There is a parking space with the property on a private driveway.

Pembury is a popular village on the edge of Tunbridge Wells and offers a local convenience store, take away restaurants and well regarded public houses. There is also a popular Primary school.

The property is approximately 3.5 miles away from Tunbridge Wells Town Centre where you will find further shopping facilities at the Royal Victoria Place Shopping Mall. Mainline stations nearby at either Tunbridge Wells or High Brooms both offering frequent train services to London and the South Coast.



## Entrance Porch

## Kitchen

11' 1" x 8' 1" ( 3.38m x 2.46m )

## Lounge

15' 10" x 14' 5" ( 4.83m x 4.39m )

## Shower Room

## Bedroom One

11' 3" x 8' 2" ( 3.43m x 2.49m )

## Bedroom Two

11' 2" x 8' 11" ( 3.40m x 2.72m )

## Bathroom

## Basement Bedroom

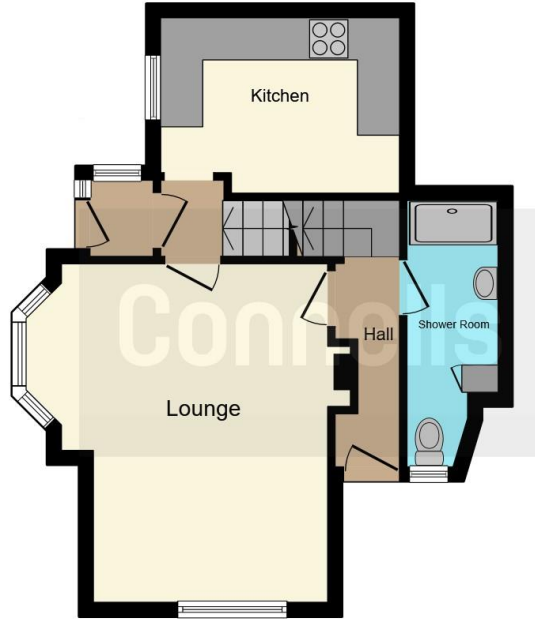
11' 8" x 10' 8" ( 3.56m x 3.25m )







**Basement**



**Ground Floor**



**First Floor**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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Property Ref: TWL405629 - 0006