



Connells

Dell Cottage Hastings Road
Pembury TUNBRIDGE WELLS

Dell Cottage Hastings Road Pembury TUNBRIDGE WELLS TN2 4PD

for sale offers in excess of
£550,000



Property Description

Delightful three-bedroom detached residence offers a perfect blend of charm, comfort, and contemporary living. With off-road parking and a beautifully maintained garden complete with a lush lawn and a sun-drenched patio, this home is a true sanctuary for families and entertainers alike.

Step through the private entrance into a welcoming hallway that sets the tone for the warmth and character found throughout. The ground floor features a stylish shower room and a cosy living room, where a charming log burner creates the perfect ambiance for relaxing evenings. At the heart of the home lies a stunning open-plan kitchen and dining area—an impressive space designed for both everyday living and memorable gatherings. With sleek integrated appliances and seamless access to the private rear garden, it's a space that invites connection and comfort.

Ascending the staircase, the first-floor landing leads to three beautifully appointed bedrooms, each offering a peaceful retreat, along with a contemporary family bathroom. The property does offer scope for loft conversion (subject to relevant planning permissions).

To the front, a private driveway provides convenient off-road parking, accompanied by two practical storage sheds. Gated side access leads to the rear garden—an idyllic outdoor haven with a manicured lawn and a charming patio area, perfect for al fresco dining, summer barbecues, or simply unwinding in the sunshine.

Ground Floor

Entrance Hall

Kitchen/Dining Room

Downstairs Shower Room

Kitchen/Dining Room

19' 6" Max x 16' 9" Max (5.94m Max x 5.11m Max)

Lounge

13' 8" Max x 14' 4" Max (4.17m Max x 4.37m Max)

First Floor

Bedroom One

14' 2" Max x 11' 11" Max (4.32m Max x 3.63m Max)

Bedroom Two

8' 6" Max x 14' 5" Max (2.59m Max x 4.39m Max)

Bedroom Three

7' 8" Max x 10' Max (2.34m Max x 3.05m Max)

Bathroom

Outside

Driveway

Garden

Additional Upgrades

Bespoke Handmade Kitchen

- AEG Double Oven
- Quartz Work Surfaces
- Amtico Flooring
- Integrated Bosch Dishwasher
- Butler sink
- USB Points
- Bespoke Shutters
- Integrated Bins Within The Kitchen
- Quarts Topped Central Island With Storage Both Side & Breakfast Bar Space
- Wall Mounted Floor To Ceiling Radiators

Location

Pembury is a charming village that offers a strong sense of community, with a variety of clubs, societies, and sporting activities. The village is well-served by local amenities including a newsagent, pharmacy, doctors' surgery, dental practice, and a veterinary clinic. There are also a handful of shops, pubs, and restaurants that add to its welcoming atmosphere.

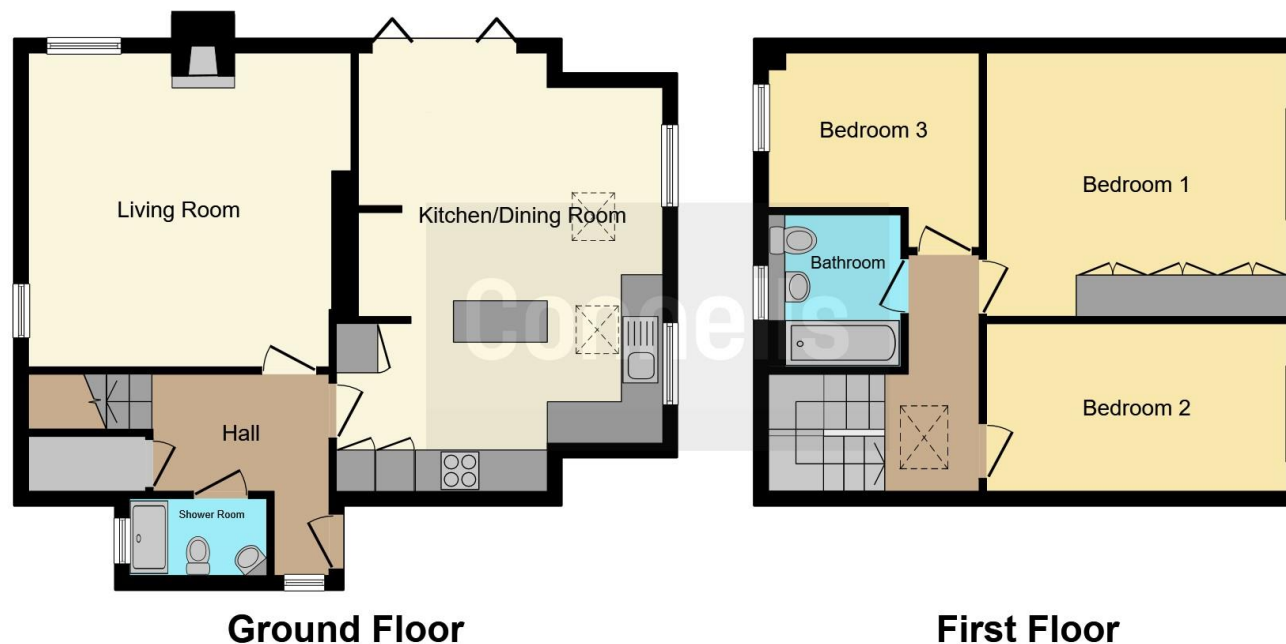
Families benefit from a local primary school, while secondary education options include the non-selective, mixed-gender Skinners' Kent Academy located nearby on Pembury Road in Tunbridge Wells. For those passing the 11+ exam, Tunbridge Wells also offers access to several outstanding grammar schools.

Pembury enjoys a prime location with easy access to the town centre of Royal Tunbridge Wells, the scenic Kent countryside, and the coast. The nearby A21 provides excellent transport links to Sevenoaks, London, and beyond, making it a convenient base for both commuting and leisure.









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

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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