



Henwood Green Road, Pembury, Tunbridge Wells, Kent TN2 4LH

Price Range: £1,050,000 - £1,100,000 Freehold

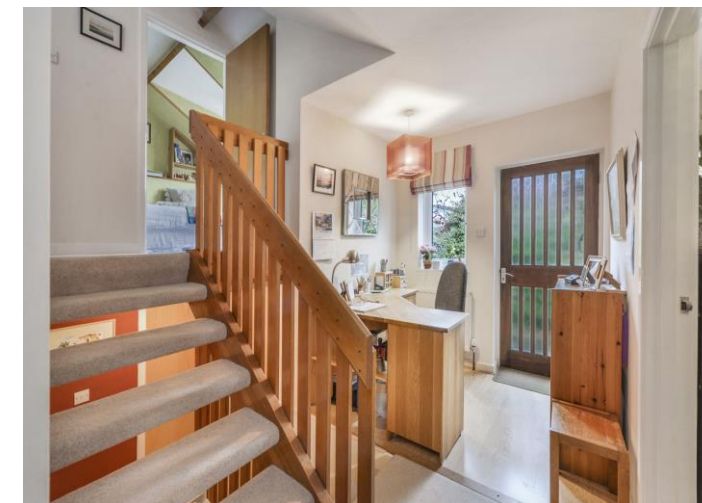
When experience counts...

est. 1828  
**bracketts**



A rare opportunity to acquire a substantial four bedroom home with a two bedroom self-contained annex and half an acre of level garden that backs onto open fields, situated centrally within Pembury Village. The principal building which approaches 2,000 sq. ft. has interesting split-level features creating a home with a variety of options and uses. The accommodation with gas central heating and double glazing comprises sitting room with open fire, dining room, two kitchen areas. In addition, there is a principal bedroom with en suite shower, three further bedrooms and a large family bathroom (currently a shower), a study area and a useful loft/snug with Velux window, eaves storage and access to the roof space that affords further potential. The owners currently derive a substantial income from the 725 sq. ft. annex, currently let through Airbnb. This accommodation at present provides two double bedrooms, a bathroom and an open plan lounge/kitchen/dining area with access to the garden. This space could equally create an independent home for a dependant relative or significant space for work from home use such as an accountant, architect, alternative therapist or a Pilates/Yoga studio (subject to the necessary Local Authority consent). The brick paved drive provides plenty of parking and turning space, an electric charging point, garage and car port. The established well stocked grounds, half an acre in total, backs onto open countryside and beyond.

- Central Village Location
- Detached House
- 2 Reception Rooms, + Study Area
- 4 Bedrooms
- En Suite Shower Room + Family Bathroom
- 2 Bedroom Annex providing Income or Suitable to House a Dependant Relative
- Loft Room
- Driveway with Plenty of Parking & Turning
- Garage & Car Port
- Well Stocked Grounds of 0.5 of an Acre
- Council Tax Band: F







### LOCATION:

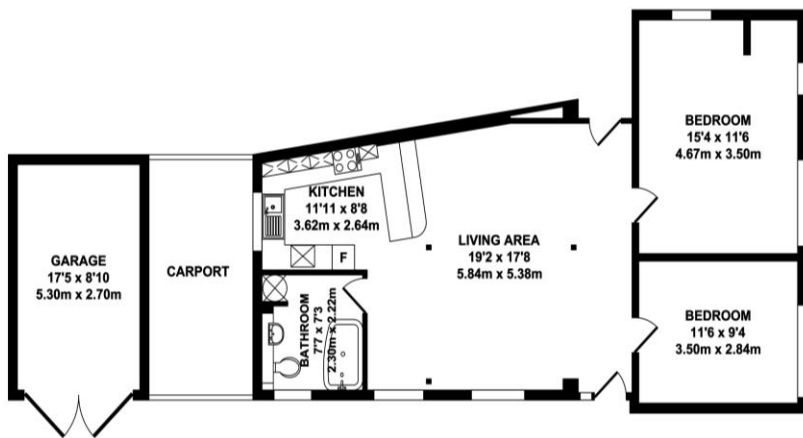
Set approximately 2.5 miles north-east of Tunbridge Wells, Pembury is a large village with a population in excess of 6,000 people and a picturesque village green to its centre. Amenities include day-to-day shopping facilities with independent retailers amongst which are hairdressers, chemist, take-aways and eateries and on the fringe of the village is the Tesco supermarket. From here, there is access to the A21 - south to the coast and north to London which also connects to the M25.

In the village there are three places of worship and three public houses, a doctors' surgery and recreational space and cricket ground. As previously mentioned, Tunbridge Wells is about 2 miles away and here there are more comprehensive shopping, cultural amenities, secondary schools, alongside the individual retailers and cafe culture of the High Street and Pantiles.

Paddock Wood (approx. 4.7 miles) has further educational options and a mainline railway station that affords access into London Bridge and Charing Cross in 46 minutes.



**Important Notice:** Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



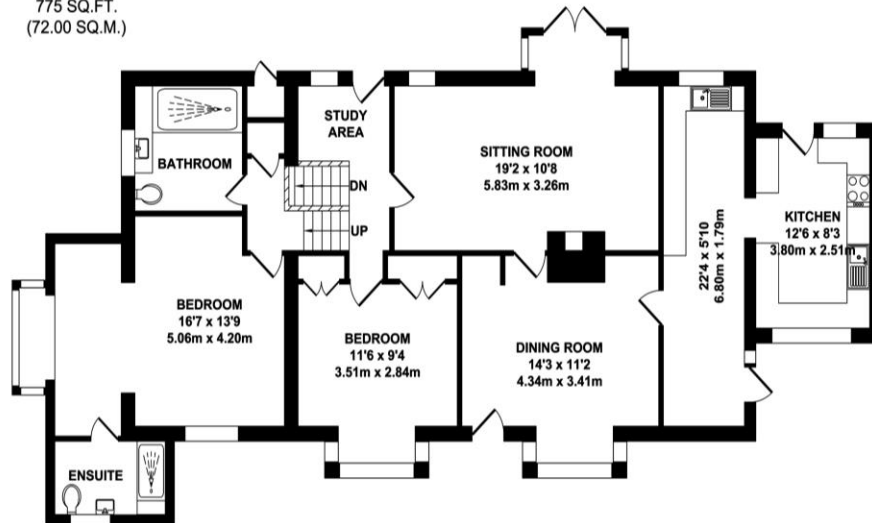
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		63	75
		www.epc4u.com	

House

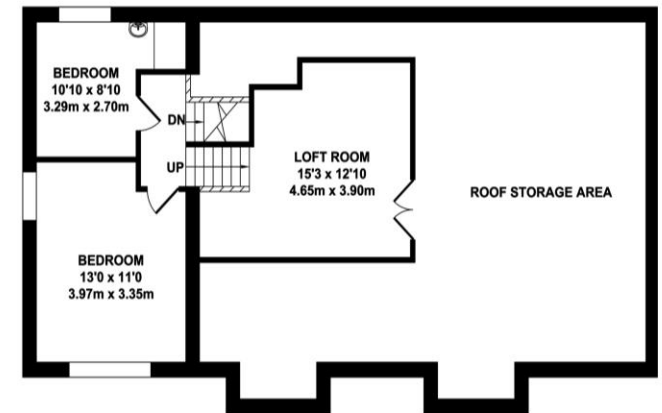
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(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		71	88
		www.epc4u.com	

Annex

ANNEX  
APPROX. FLOOR AREA  
775 SQ.FT.  
(72.00 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR AREA  
1507 SQ.FT.  
(140.00 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
441 SQ.FT.  
(41.00 SQ.M.)

TOTAL APPROX. FLOOR AREA 2723 SQ.FT. (253.00 SQ.M.)