



Garden House, Highfield Close, Pembury, Tunbridge Wells, Kent TN2 4HQ

Guide Price £865,000 Freehold

When experience counts...

est. 1828  
**bracketts**



A one off build in 2012, fabulous family home offering very spacious accommodation, situated in a tucked away location in a popular quiet cul-de-sac, close to Pembury village green. On the ground floor there is a very spacious hallway with a cloakroom, the kitchen / dining room has a space for a large table and an area ideal for sofas with delightful views of the garden through a wall of windows. The double aspect sitting room has double doors with views over the garden and a fireplace with a wood burning stove. The study / family room is at the front of the house with an attractive bay window. The landing on the first floor is exceptionally large, as are all the bedrooms, the main bedroom has an en suite bathroom, there is also a family bathroom.

The garden is a good size with an area of patio with an electric canopy for shade, a large lawned area and a garden shed tucked away at the bottom. The driveway gives the possibility to park numerous cars and there is an integrated garage.

- A 4 Bedroom, Detached, Family Home
- Spacious Accommodation
- Large Well Fitted Kitchen/Breakfast Room with Sitting Area
- Sitting Room with Wood Burning Stove and Doors giving Views of the Garden
- 4 Spacious Bedrooms
- Main Bedroom with En Suite Bathroom
- Close to Pembury Primary School
- Quiet Cul-De-Sac Location within Walking Distance from the Village
- Large Rear Garden with Patio Area
- Generous Driveway providing access to Integrated Garage





### 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.

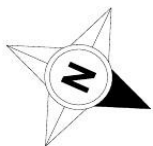
### Additional Information:

Council Tax Band: G



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Approximate Area = 1678 sq ft / 155.8 sq m  
Garage = 166 sq ft / 15.4 sq m  
Total = 1844 sq ft / 171.2 sq m  
For identification only - Not to scale

