



Moor Croft, Pembury Road, Tunbridge Wells, Kent TN2 4NE

Guide Price £600,000 Freehold

When experience counts...

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Offered or sale is this charming Lodge Cottage with exceptional potential in a Prime Location accessed of a private drive just off Pembury Road, this detached former lodge cottage sits within approximately 0.5 acres (TBV) of beautifully mature wrap-around gardens mainly laid to lawn with mature shrub & tree screening. The property is conveniently close to highly regarded schools, local amenities at both Tunbridge Wells & Pembury and excellent road networks. The property has been extended over time to provide flexible accommodation, currently arranged as 2–3 bedrooms and two reception rooms, plus a conservatory that enjoys views across the stunning gardens. Externally, the home features a detached garage with studio/guest room, ample driveway parking, and two timber workshops, offering excellent scope for hobbies, storage, or home working. While in need of updating and modernisation, the property presents a rare opportunity to create something truly special — whether you're looking to refurbish, extend, or explore development potential (subject to the necessary consents). With its private setting, generous gardens, and unrivalled potential, this is a home that must be seen to be fully appreciated. Viewing is highly recommended.

- Two Bedrooms
- Detached Bungalow
- 2/3 Reception Rooms
- Versatile Accommodation
- Kitchen
- Detached Garage & Out Building
- Approx 0.5 Acres (TBV) Wrap around Mature Gardens
- Private Drive
- Viewing Highly Recommended
- No Onward Chain





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

Council Tax Band: F



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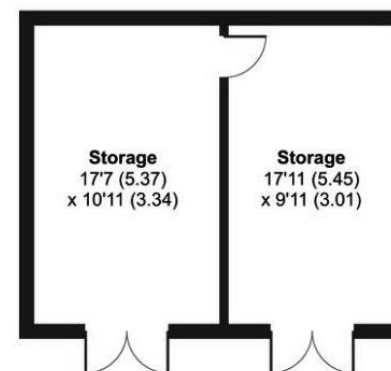
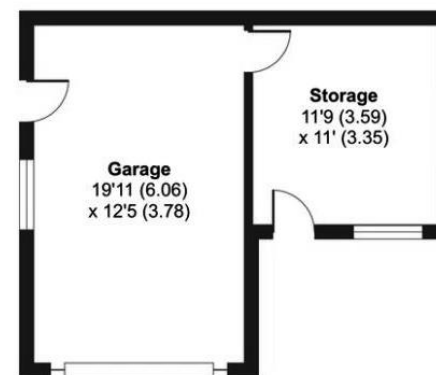
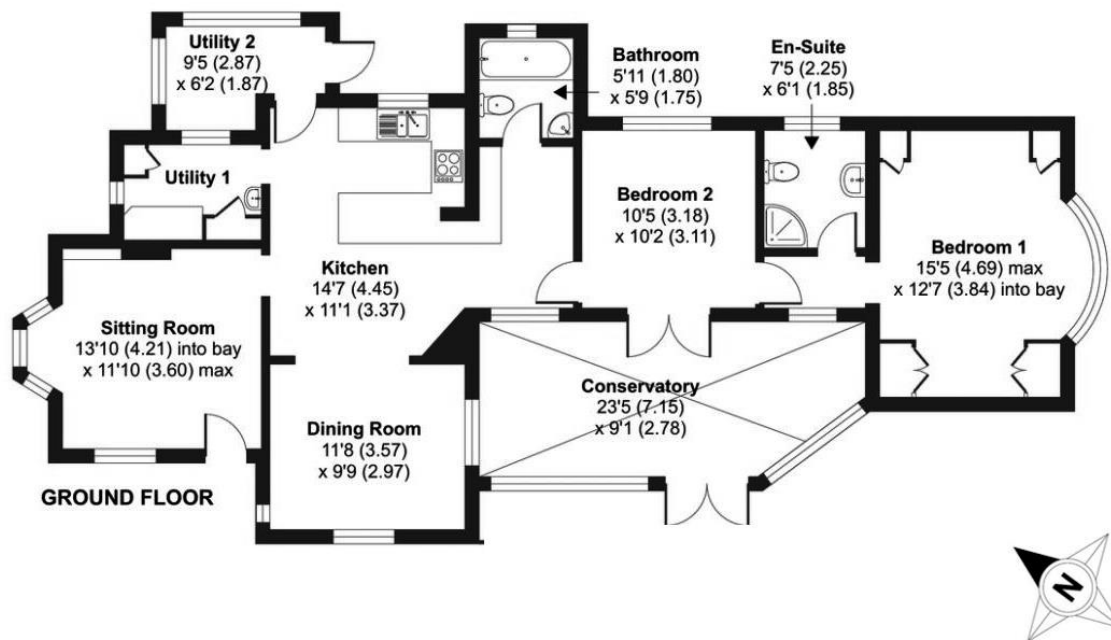
Approximate Area = 1236 sq ft / 114.8 sq m

Garage = 382 sq ft / 35.4 sq m

Outbuilding = 376 sq ft / 34.9 sq m

Total = 1994 sq ft / 185.1 sq m

For identification only - Not to scale



OUTBUILDING

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	39	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	