



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Three Bedroom Terraced Home
- Kitchen/ Dining Room
- Pretty Gardens
- Gas Heating & Double Glazing
- Driveway Parking
- Energy Efficiency Rating: D

Beagles Wood Road, Pembury

GUIDE £400,000 - £425,000

woodandpilcher.co.uk

25 Beagles Wood Road, Pembury, Tunbridge Wells, TN2 4HZ

Beyond a sleek composite front door, framed by a frosted glass side panel, this striking residence opens into a bright and spacious entrance hall. With a beautifully finished wood-effect floor underfoot and understated ceiling spotlights above, the space immediately sets the tone for the home's modern aesthetic. A practical understairs cupboard and a warm, contemporary radiator offer both style and function, while the staircase with its clean lines leads gracefully to the first floor.

To the front of the property, the sitting room offers a welcoming retreat. A double-glazed window fills the room with natural light, while a feature chimney breast-complete with granite hearth-creates the perfect setting for a log burner, ideal for cosy evenings in. The continuation of the wood-effect flooring adds a seamless sense of flow and unity to the home's overall design.

At the heart of the property lies a stunning kitchen/diner, thoughtfully designed for both everyday living and stylish entertaining. Striking dark grey cabinetry is complemented by matching work surfaces and high-end appliances, including a double oven at eye level, a five-ring gas hob with contemporary extractor, and a sleek glass splashback. An inset sink with mixer tap, integrated microwave and dishwasher, and ample space for an American-style fridge/freezer offer both convenience and design cohesion. Large, double glazed windows and French doors invite light into the space and open directly onto the rear garden, blurring the boundary between indoor and outdoor living. The tiled flooring and ceiling spotlights complete the clean, modern finish.

Adjoining the kitchen is a rear lobby housing the wall-mounted combi boiler, with a door to the side and tiled flooring throughout. From here, access is granted to a well-appointed utility/cloakroom, fitted with a wall-hung wash basin, WC, and space for both a washing machine and tumble dryer. A frosted window to the side and spotlights ensures the space remains light and functional.

Upstairs, the first-floor landing is well-lit via recessed ceiling spotlights and includes a loft hatch with ladder and integrated lighting, offering easy access to additional storage. The principal bedroom is a serene, stylish retreat with a generous walk-in wardrobe-easily adaptable into an en-suite bathroom, subject to necessary permissions. Two further double bedrooms also enjoy front-facing double-glazed windows, each with built-in storage, making them perfect for family living or home office needs.

The luxurious bathroom has been finished to a high standard with a walk-in shower featuring a waterfall head and handheld attachment, a panelled bath with mixer tap, and a sleek vanity unit with integrated drawers. Elegant, tiled walls and flooring, dual frosted windows, and a heated towel rail create a spa-like atmosphere.

Outside, the property benefits from a block brick driveway providing off-road parking to the front. To the rear, a south-westerly facing garden has been beautifully landscaped to include a patio area for entertaining, a well-maintained lawn, and raised borders, all enclosed and offering gated access for additional practicality.

This is a property that seamlessly combines modern design with everyday functionality-perfect for those seeking a home with contemporary elegance and timeless comfort.

Composite front door with frosted panel to side into:

ENTRANCE HALL:

Spacious hallway with stairs to first floor, wood effect floor, radiator, understairs cupboard, ceiling spotlights.

SITTING ROOM:

Double glazed window to front, chimney breast with space for log burner and granite hearth, wood effect floor, radiator.



KITCHEN/DINER:

Contemporary cabinetry in dark grey with matching work surfaces. Double oven at eye level, five ring gas hob with extractor hood above and glass splashback. Inset sink unit with mixer tap. Integrated dishwasher, integrated microwave, space for American style fridge/freezer. Tiled floor, radiator, ceiling spotlights. Double glazed window to rear and double glazed double doors to garden. Open to:

REAR LOBBY:

Double glazed door to side, wall mounted combi boiler (installed 2020), tiled floor.

UTILITY/CLOAKROOM:

Double glazed window to side. Wall hung wash hand basin, WC. Space and plumbing for washing machine and tumble dryer. Tiled floor, ceiling spotlights.

FIRST FLOOR LANDING:

Loft hatch with ladder and light, ceiling spotlights.

BEDROOM:

Double glazed window to front, radiator, large walk-in wardrobe (could be converted into an en-suite, subject to the necessary permissions being obtainable).

BEDROOM:

Double glazed window to front, radiator, built-in cupboard.

BEDROOM:

Double glazed window to front, radiator, built-in cupboard.

BATHROOM:

Panel enclosed bath with mixer tap, WC, wash hand basin with vanity drawers below, walk-in shower with waterfall head and separate handheld attachment. Tiled walls and floor, heated towel rail, ceiling spotlights, extractor. Two frosted double glazed windows to rear

OUTSIDE FRONT:

Off road parking on block brick driveway.

OUTSIDE REAR:

A south westerly facing garden with patio, lawn, raised borders and gated rear access.

SITUATION:

The property is located towards the outskirts of Pembury village. To this end it offers access not only to village facilities that include a number of stores for everyday purposes, a well regarded primary school and a number of public houses but also beautiful semi rural walks from the doorstep. Pembury is well located for access to the M25 as well as to Tunbridge Wells nearby with its fuller range of social, retail and educational facilities including a number of sports and social clubs, two theatres, a range of principally multiple retailers at the Royal Victoria Place and nearby North Farm and further independent offerings along Camden Road and between the Pantiles and Mount Pleasant. The area has a number of well regarded schools at all levels of which some are accessible from the property and two main line railway stations offering fast and frequent services to both London termini and the South Coast with other railway stations being found at nearby Paddock Wood and Tonbridge.

TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher 01892 511211

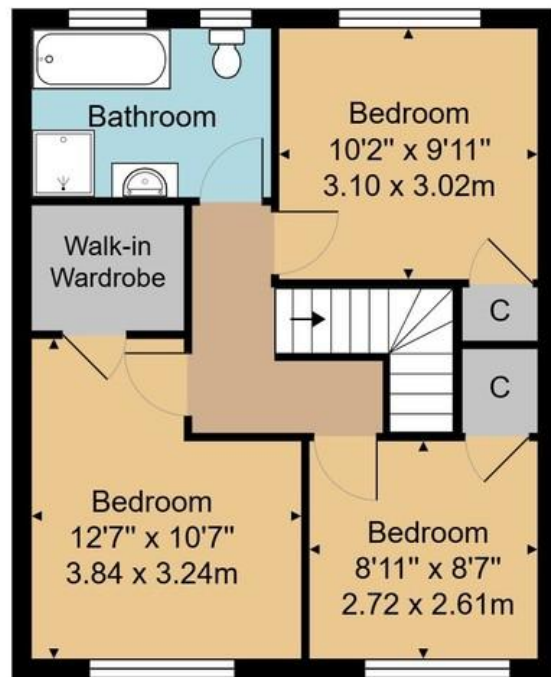
ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating





Ground Floor



First Floor

Approx. Gross Internal Area 1032 ft² ... 95.8 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Wood & Pilcher, 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. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		