



**MAIDSTONE ROAD, PEMBURY**

**TUNBRIDGE WELLS - £800,000**



**WOOD &  
PILCHER**

Sales, Lettings, Land & New Homes

66 Maidstone Road, Pembury, Tunbridge Wells, TN2 4DE

Entrance Hall - Lounge With Door To Garden -  
Snug/Reception 2 - Utility Room - Downstairs Shower  
Room - Kitchen/Breakfast Room With French Doors To  
Dining Room - First Floor Landing - Principal Bedroom  
With En-Suite Shower Room - Three Further Bedrooms -  
Family Bathroom - Front Garden With Driveway &  
Detached Garage - Spacious Rear Garden With Large  
Outbuilding

Located on the edge of Pembury village and surrounded by orchards both front and rear, an extremely well presented four bedroom detached family home with the real advantages of three reception rooms, a further kitchen/breakfast room, excellent bedroom sizes and both generous gardens and parking. The house has a further large outbuilding and enjoys ready access to both Pembury village and Tunbridge Wells. A glance at the attached photographs and floorplan will give an indication as to the quality of this proposition and it's versatility.

Access is via a partially glazed double glazed door with inset opaque panel with two further opaque panels to the side leading to:

#### ENTRANCE HALL:

Areas of wood effect flooring, radiator, inset spotlights to the ceiling, cornicing, stairs to the first floor. Door leading to an understairs cupboard with excellent storage space and further door to a shallow cupboard housing the electrical consumer unit. Georgian style double glazed French doors to:

#### LOUNGE:

Areas of fitted carpet, radiator, various media points, excellent space for lounge furniture and entertaining. Double glazed patio doors leading to the gardens with further double glazed windows to either side of the door and two sets of double glazed windows to the side affording views over neighbouring orchards with fitted blinds.





#### SNUG/RECEPTION 2:

Carpeted, radiator, cornicing, various media points. Excellent space for further furniture and for entertaining. Double glazed windows to the side with fitted blinds.

#### UTILITY ROOM:

Wood effect flooring, space for washing machine and tumble dryer. A range of wall and base units with a complementary work surface and inset stainless steel sink with mixer tap over. Wall mounted 'Vaillant' boiler, inset spotlights to the ceiling, part tiled walls, cornicing, extractor fan.

#### SHOWER ROOM:

Wall mounted wash hand basin with tiled splashback and storage below, low level WC, shower cubicle with concertina glass screen and single head over. Radiator, inset spotlights to the ceiling, cornicing, extractor fan. Opaque double glazed window to the rear with fitted blind.

#### KITCHEN/BREAKFAST ROOM:

A range of wall and base units with a complementary work surface. Good general storage space. Two inset 'Neff' electric ovens and five ring 'Neff' gas hob with tiled splashback and extractor hood over. Integrated dishwasher. Inset one and a half bowl stainless steel sink with mixer tap over. Two integrated lower level freezers and further integrated fridge. Feature island with storage space and seating for two people. Wood effect flooring, radiator. Partially glazed, double glazed door to the side of the property with inset opaque panel. Double glazed windows to the front with fitted blind.

Georgian style partially glazed French doors to:

#### DINING ROOM:

Fitted carpet, ample space for a large dining table chairs and associated furniture. Dual aspect windows with double glazed windows to the front and the kitchen and a further bank of double glazed windows to the side affording views over the private gardens.

#### FIRST FLOOR LANDING:

Carpeted, inset spotlights to the ceiling, door to a cupboard housing a hot water cylinder. Door leading to:

#### PRINCIPAL BEDROOM:

Carpeted, radiator, areas of sloping ceilings. Space for a large double bed and associated bedroom furniture. Double glazed windows to the side with a fitted blind offering views across neighbouring orchards. Door leading to:

#### EN-SUITE SHOWER ROOM:

Fitted with a shower with concertina sliding doors and single head over, low level WC, pedestal wash hand basin with mixer tap over. Inset spotlights to the ceiling, areas of reduced ceiling height, part tiled walls, radiator, areas of floating shelving, mirror fronted medicine cabinet, wood effect flooring, extractor fan. Opaque double glazed window to the side.

#### BEDROOM:

Carpeted, radiator. Space for a double bed and associated bedroom furniture, integrated storage cupboard with good areas of fitted shelving. Double glazed windows to the side with attractive views across neighbouring orchards.

#### FAMILY BATHROOM:

Fitted with a panelled bath with mixer tap over and shower attachment, low level WC, pedestal wash hand basin with mixer tap over. Wood effect flooring, wall mounted mirror fronted cabinet, areas of sloping ceiling, part tiled walls, radiator, inset spotlights to the ceiling, electric shaver point, extractor hood. Opaque double glazed windows to the rear.

#### BEDROOM:

Carpeted, radiator, areas of sloping ceiling back. Space for bed and associated bedroom furniture. Double glazed windows to the front with fitted blind.

#### BEDROOM:

Carpet, radiator, areas of sloping ceiling. Space for bed and associated bedroom furniture and a bank of fitted wardrobes with shelving and areas of fitted coat rails. Dual aspect double glazed windows with views across both private gardens and neighbouring farms each with fitted blinds.

#### OUTSIDE FRONT:

A lower maintenance space set primarily to herringbone brickwork with ample space for multiple vehicles. Wooden retaining fencing and small area of lawn and shrubbery to the front and one side of the house with the side gate leading to the rear gardens. There's a further bank of shrubbery immediately adjacent to the front of the house and a further side gate leading to the front door. The property also has a separate detached garage.

#### OUTSIDE REAR:

There is a spacious garden set principally to one side of the main house set mostly to lawn with a number of mature trees and wooden retaining fencing with shrub borders. A path leads to the rear of the gardens which are set to a lower maintenance design with good area of stone chippings and stepping stones, leading to a detached shed. At the rear one side of the garden sits alongside an orchard and there are further orchards to the other side of the road. The gardens fall around to the rear of the house where there is a paving area immediately adjacent to the lounge and a further paved space to the rear of the property.

There is a large detached wooden outbuilding entirely suitable as a Home Office or a gym and then the path continues round to the other side gate via the back door.

#### 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.

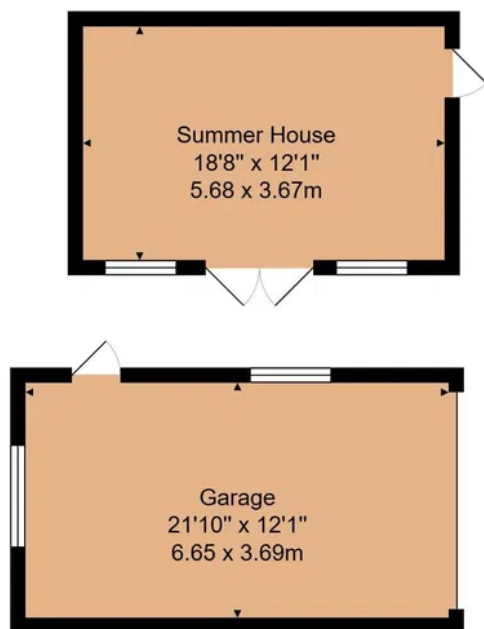
TENURE:  
Freehold

COUNCIL TAX BAND:  
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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](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas Fired Central Heating



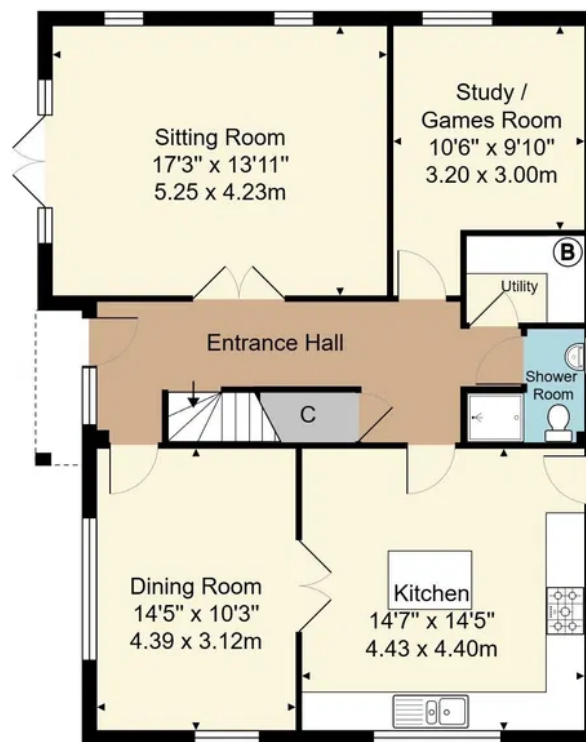


House Approx. Gross Internal Area  
1710 sq. ft / 158.9 sq. m

Garage Approx. Internal Area  
264 sq. ft / 24.5 sq. m

Summer House Approx. Internal Area  
225 sq. ft / 20.9 sq. m

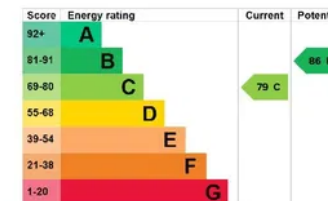
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



Ground Floor



First Floor

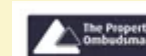


Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

23 High Street, Tunbridge Wells,  
Kent, TN1 1UT

Tel: 01892 511211

Email: [tunbridgewells@woodandpilcher.co.uk](mailto:tunbridgewells@woodandpilcher.co.uk)  
BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,  
SOUTHBOROUGH & ASSOCIATED LONDON OFFICE  
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)





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