



Connells

Rivendell Pembury Grange Sandown Park
Tunbridge Wells

Rivendell Pembury Grange Sandown Park Tunbridge Wells TN2 4RP

for sale offers in excess of
£725,000



Property Description

Positioned in the highly desirable Sandown Park development on the eastern edge of Royal Tunbridge Wells, this beautifully maintained four-bedroom semi-detached home offers spacious, modern living with excellent access to local amenities, countryside walks, and top-rated schools.

The ground floor features a welcoming entrance hall with ample storage, a stylish cloakroom, a bright sitting room with garden access, and a contemporary kitchen/dining room complete with Shaker-style units, granite worktops, and integrated appliances.

Upstairs, the principal bedroom benefits from an en-suite shower room and dual-aspect windows, while three further bedrooms—each with built-in wardrobes—share a sleek family bathroom. A galleried landing with loft access and airing cupboard adds to the sense of space.

Outside, the property boasts a south-facing rear garden with patio and lawn, a landscaped front garden, off-street parking for two cars, and a garage with utility setup and space for a vehicle.

Ground Floor

Entrance Hall

Downstairs Cloakroom

Lounge/Dining Room

22' 9" Max x 13' 2" Max (6.93m Max x 4.01m Max)

Kitchen/Breakfast Room

21' 5" Max x 10' 8" Max (6.53m Max x 3.25m Max)

First Floor

Landing

Bedroom One

20' 7" Max x 10' 2" Max (6.27m Max x 3.10m Max)

En-Suite

Bedroom Two

11' 9" Plus Door Rese x 11' 6" Max (3.58m Plus Door Rese x 3.51m Max)

Bedroom Three

10' 11" Max x 10' 6" Max (3.33m Max x 3.20m Max)

Bedroom Four

9' 11" Max x 7' 6" Max (3.02m Max x 2.29m Max)

Bathroom

Outside

Garage/Utility Room

15' 6" Max x 10' 1" Max (4.72m Max x 3.07m Max)

Driveway

Rear Garden

Location

Situated close to the picturesque Dunorlan Park, renowned for its serene boating lake and beautifully landscaped grounds, this home enjoys a privileged position near the vibrant heart of Royal Tunbridge Wells. Residents benefit from easy access to a wide array of amenities, including boutique shops, cafés, restaurants, and cultural attractions such as The Pantiles and Trinity Theatre. Families will appreciate the excellent selection of local schools, including the well-regarded Skinners' Academy, while commuters enjoy convenient transport links via Tunbridge Wells station and nearby road networks. This location offers the perfect balance of natural beauty, community charm, and urban convenience.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

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