



The Limes
Cornford Close | Tunbridge Wells | Kent | TN2 4QP





STEP INSIDE

The Limes

It has always been said that location is the most important aspect when considering a property and this charming house tucked away on the corner of a quiet cul-de-sac in the vibrant village of Pembury is ideally situated. It is only two minutes from the main road for easy access to Tunbridge Wells and Tonbridge and the A21 for London and Hastings while a Tesco's superstore is just a five-minute walk. It is also just a short stroll into the centre of the village with its range of local amenities including nursery and primary schools.

The attractive detached family home has real kerb appeal with its varied roof lines, mellow brickwork, pitched room dormers and multi-pane casement windows. It is approached via a curved driveway surrounded by high hedging and bordered by lawns interspersed with trees and colourful shrubs providing a delightful welcome. The drive leads to an integral double garage with an automatic garage door, a charming circular fishpond and the front door.

This opens into an angled hallway with access to the main living space including a beautifully presented dual aspect sitting room with a fireplace and a coal effect gas fire providing a pleasant focal point. A cosy snug is open plan to the curved conservatory with French doors to the terrace that makes an excellent dining room where guests can enjoy views over the rear garden.

The spacious modern dual aspect kitchen/ breakfast room provides everything needed for both family life and entertaining. The light and

bright kitchen includes a raft of shaker style units housing a built-in double oven and microwave, an induction hob and extractor as well as an integrated dishwasher and space for an American style fridge freezer. While the large breakfast area is ideal for family get togethers.

There is access to an adjacent utility room with laundry facilities and a corridor that leads to the rear garden and the garage as well as to a double bedroom/snug with its own separate entrance and ensuite shower room. This would make an excellent space for an elderly relative or adult children but could be expanded further by converting the garage into additional living accommodation subject to planning permission.

Upstairs there is plenty of eaves storage and a contemporary family bathroom with a Jacuzzi bath, a separate shower and a vanity basin as well as five bedrooms. Four of these have fitted cupboards including a dual aspect double and the principal with built in bedroom furniture, a plethora of fitted wardrobes and an ensuite bathroom with a bath, separate shower and vanity basin.

The rear garden includes a good-sized terrace for outdoor entertaining, a lawn and attractive shrubs and is completely surrounded by a continuation of the high hedging providing both privacy and security.



SELLER INSIGHT

“ What the owners say: We fell in love with the house the moment we saw the outside and realised that not only was it a delightful property but was also very conveniently located. But, because it has the high hedging and being in a quiet cul-de-sac, we feel we are in a quiet tranquil setting that is very safe and secure for children and pets, yet easily accessible to the centre of the village and the main road. However, for family reasons we now need to move although we shall always have fond memories of our time here.

Pembury is a village with an active community and close enough to Tunbridge Wells to enjoy everything this spa town has to offer. However, Pembury fully caters for everyday needs with the heart of the village centered around the village green. It maintains its unique character with historic buildings from the 12th century through to the modern homes built in the 20th century. There is a useful convenience store as well as a post office, newsagent, bank, chemist and hairdresser, three pubs and other eateries as well as the Camden Arms Hotel, while excellent local produce is available from the Downingbury Farm shop. Just a five-minute walk is the Notcutts garden centre with an excellent restaurant and the Blue Bell café which includes a petting zoo with alpacas and other animals as well as access to beautiful woodlands.

In addition to a junior football club and cricket club the village also includes a bridge club and the Pembury Players for those with a theatrical bent. There is a well-regarded primary and nursery school, the Tesco supermarket and Morrisons while the Tunbridge Wells Pembury Hospital is also within walking distance. There are charming country walks through woodland and orchards around the village and a superb recreation ground nearby. The recreation ground has play areas for children of all ages, including a basketball court and skate park and for the adults, outside gym equipment and a bowls club.

We are just two and a half miles from Tunbridge Wells with its delightful mix of independent shops, bars and restaurants, high street stores, hair and beauty salons and a number of luxury and boutique hotels as well as retail parks and a station with trains that will get you to London within an hour. There are grammar schools and a number of primary and secondary schools rated Outstanding by Ofsted and entertainment facilities include a nine-screen Odeon cinema, the Trinity cinema, the well-respected Assembly Theatre and for sports enthusiasts there is the indoor sports and tennis centre, a swimming pool and the Neville Golf Club.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road:	
Tunbridge Wells	2.5 miles
Tonbridge	5.9 miles
Sevenoaks	12.2 miles
Dover Docks	53.5 miles
Channel Tunnel	41.3 miles
Gatwick Airport	35.3 miles
Charing Cross	45.9 miles

By Train from Tunbridge Wells:	
London Bridge	44 mins
Cannon Street	51 mins
Charing Cross	53 mins
Victoria	1hr 8 mins

Education

Primary Schools:	
Pembury Primary School	01892 822259
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169

Secondary Schools:

Tunbridge Wells Girls Grammar	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555
Tonbridge Girls Grammar School	01732365125
Kent College (primary and secondary)	01892820204

Healthcare

Dr Minkah Waterfield House Surgery	01892 825488
Tunbridge Wells Hospital	01622 729000

Leisure Clubs / Facilities

Tunbridge Wells Sports Centre
Pembury Cricket Club
Pembury Junior Football Club
Pembury Players
Neville Golf Club

Entertainment

Odeon Cinema complex
Trinity Theatre
Assembly Theatre
Blackhorse Pembury
Camden Arms Hotel Pembury
Notcutts Garden Centre
Blue Bell Cafe
Thackerays
The Ivy

Local Attractions / Landmarks

Tonbridge Castle
Hever Castle
Chartwell
Penshurst Place
Knole House
Hall Place Leigh

GROUND FLOOR

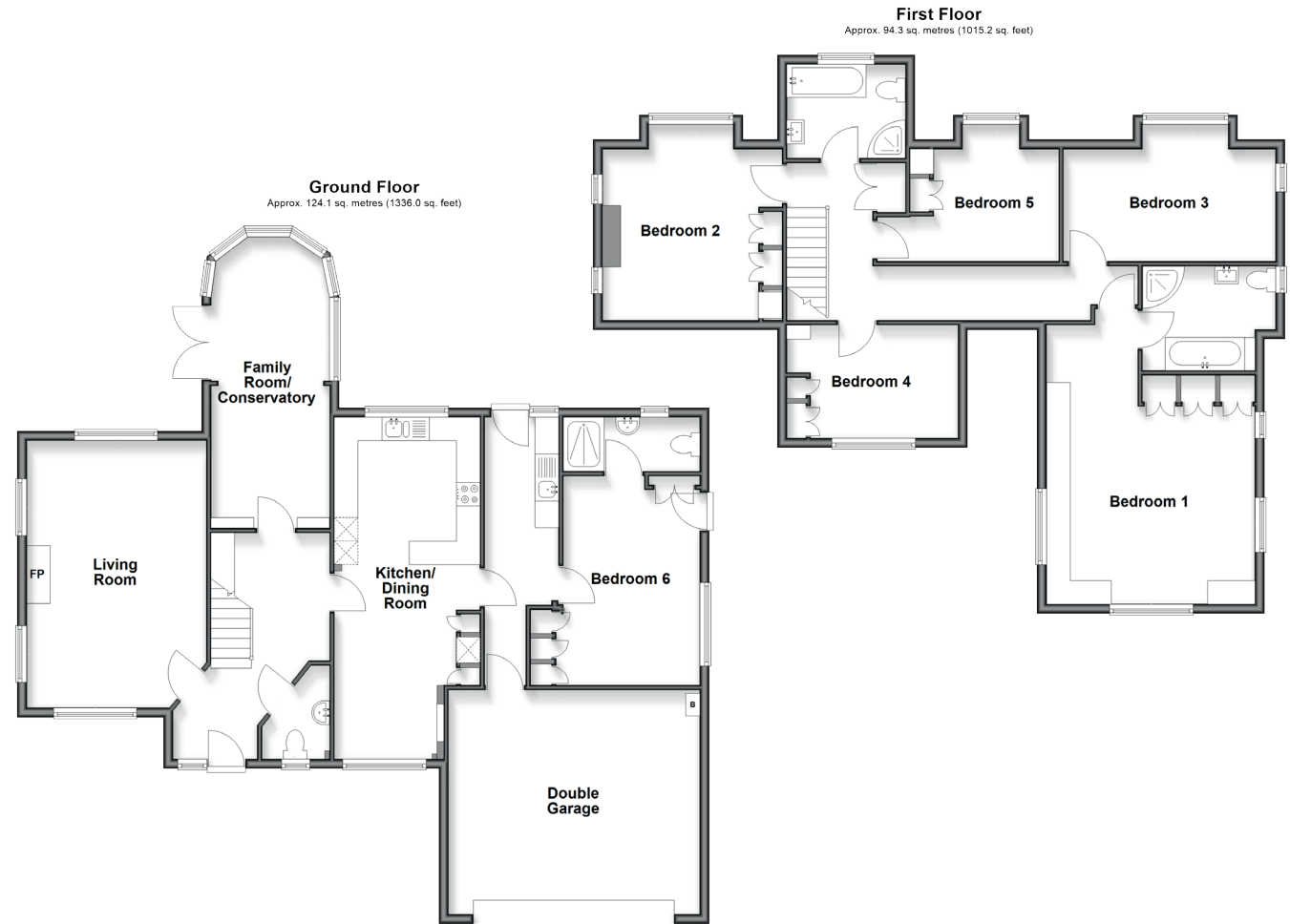
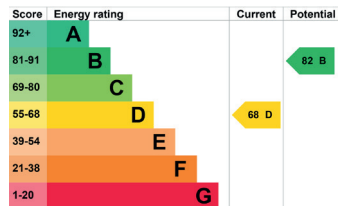
Living Room	18'7 (5.67m) x 12'5 (3.79m) narrowing to 11'3 (3.43m)
Kitchen/Dining room	23'7 (7.19m) x 9'10 (3.00m) narrowing to 7'2 (2.19m)
Family Room/Conservatory	21'4 (6.51m) x 9'5 (2.87m) narrowing to 8'1 (2.47m)
Cloakroom	
Utility Room	
Bedroom 6	14'7 x 9'6 (4.45m x 2.90m)
En Suite Shower Room	

FIRST FLOOR

Landing	
Bedroom 1	15'9 x 13'8 (4.80m x 4.17m)
En Suite Shower Room	
Bedroom 2	13'8 x 12'5 (4.17m x 3.79m)
Bedroom 3	10'7 (3.23m) x 9'6 (2.90m) narrowing to 7'11 (2.41m)
Bedroom 4	12'0 x 8'0 (3.66m x 2.44m)
Bedroom 5	15'0 (4.58m) x 9'5 (2.87m) narrowing to 7'9 (2.36m)
Bathroom	8'10 x 6'7 (2.69m x 2.01m)

OUTSIDE

Double Garage	17'6 x 15'3 (5.34m x 4.65m)
Driveway	
Front Garden	
Rear Garden	



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