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# BarnesKingsnorth



**Romford Road, Pembury, Tunbridge Wells, Kent, TN2 4BB**

**£1.5million Freehold**

Viewings strictly by appointment with the agent  
Tel: 01892 822880  
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### THE PROPERTY

A truly exceptional five-bedroom family home occupying one of Pembury's most sought-after rural settings. Immaculately presented and comprehensively renovated and extended by the current owners, this striking residence seamlessly combines the original charm and character of the former barn with refined contemporary design and high-end finishes throughout. The result is a beautifully balanced home offering luxurious modern living while retaining warmth, character and individuality. Entered via a spacious and welcoming hallway with bespoke understairs fitted storage, the home immediately showcases the careful attention to detail evident throughout. Original barn features sit effortlessly alongside elegant modern additions, creating a sophisticated yet inviting atmosphere. The impressive double-aspect sitting room is flooded with natural light and centered around a feature open fireplace, while original hardwood parquet flooring adds richness and warmth to the space. Beyond lies the original section of the barn, now transformed into an intimate snug with a striking inglenook fireplace and log burner — the perfect setting for cosy evenings. Thoughtfully designed storage solutions provide practicality without compromising style.

The former kitchen has been reimagined as a charming dining room, enjoying garden access and ample space for entertaining and family gatherings. Adjacent is a well appointed utility room with fitted cabinetry and a downstairs WC.

The impressive kitchen family room enjoys beautiful garden views through picture windows on three sides, with patio doors opening seamlessly onto the terrace and garden beyond. Designed as the true heart of the home, the space features a bespoke range of contemporary grey shaker-style cabinetry, complemented by premium solid white worktops and refined high-end finishes throughout, creating a perfect balance of style, light and functionality. A double electric Aga with induction hob provides a striking focal point alongside a classic Butler sink, with additional space for a dishwasher and American-style fridge freezer, perfectly combining timeless design with modern practicality. A substantial breakfast bar forms the focal point of the room, perfectly positioned to enjoy views across the landscaped gardens. This space has been thoughtfully designed for modern family living and effortless entertaining. The first floor offers five beautifully presented bedrooms, each thoughtfully designed to create calm and relaxing retreats. The principal suite enjoys elevated views across the rear gardens and features a luxurious en-suite shower room complete with a large walk-in shower and contemporary fittings. The second bedroom, located within the original barn section, enjoys characterful picture windows to both front and rear aspects, fitted wardrobes and a stylish en-suite shower room. Bedroom three is a generous single room incorporating a useful study area, while bedroom four is currently arranged as a sophisticated home office but would equally suit use as a guest bedroom or nursery. Bedroom five, with exposed original beams, is presently utilised as a dressing room to the principal suite, further highlighting the flexibility of the accommodation. A stylish family bathroom completes the accommodation, fitted with a crisp contemporary suite comprising a shower over bath, WC and wash basin, while exposed original beams provide a charming nod to the home's heritage and character.

### OUTSIDE

The property is approached via an expansive gravel driveway providing ample parking for multiple vehicles, complemented by an electric vehicle charging point. To the rear, the home enjoys landscaped grounds extending to approximately 1.5 acres, offering exceptional privacy and a wonderful connection to the surrounding countryside. The gardens have been thoughtfully designed with mature planting, extensive lawns and a generous terrace ideal for outdoor dining and entertaining. A dedicated football pitch, meadow, woodland area and picturesque pond further enhance the lifestyle appeal of this remarkable home. A substantial detached garage provides highly versatile ancillary space, ideal for use as a gym, studio, home office or additional storage.

### THE LOCAL AREA

The property is set on the rural periphery of Pembury, on the way to Matfield. This is a sought after road with a mixture of property styles from modern homes to period barns, Victorian houses and 1930s bungalows. The road is popular with families due to the generous gardens that most properties enjoy and being so close to the extensive walks through woodland, farmland and orchards. Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells. The village caters for everyday needs including a chemist, newsagent with post office counter, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdressers, barbers, churches, library, doctors surgery and highly regarded primary school, Tesco supermarket and local convenience stores. 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, tennis courts and a bowls club. There is also a cricket club and football club within the village and well-supported U3A. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. Tunbridge Wells and Tonbridge are approximately 4.4 and 7.2 miles distant respectively, both offering a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells, Tonbridge and Paddock Wood (3.6 miles) all have mainline stations with commuter trains to London in under an hour. By road the A21 is close by giving access to the M25 and all the major motorway networks and there is a regular bus service to the local area.

### ROUTE TO VIEW

From our office in the High Street turn left and continue past the traffic lights, into Hastings Road. Continue on this road until Bo-Peep Corner as you are approaching the slip road for the A21 and instead, turn left into Henwood Green Road. Coming down the hill, turn right into Woodside Road and continue along this lane as it bears right into Romford Road. Carry on down the hill and around the next left hand bend and the property will be found after a short distance on the left hand side as denoted by our For Sale sign.

**AGENT'S NOTE** The property has oil-fired central heating with the oil tank located in the rear garden, to the right. We understand that the property is connected to main drainage and despite its age, is not Listed.

**Energy Efficiency Rating: D**

**Council Tax Band: F**

**Ref: P1046/62025021/V1/LE**



**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.