


# Stanam Road

Pembury TN2 4LD

Offers In The Region Of £460,000

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COUNTRY HOMES

# Pembury TN2 4LD

An exciting opportunity to acquire a versatile 2/3 bedroom detached home, ideally positioned in the very heart of the highly sought-after village of Pembury. Offering generous outdoor space and significant potential, this property is perfectly suited to buyers looking to create a long-term home tailored to their own tastes.

The accommodation is flexible and well balanced, currently arranged to provide two to three bedrooms depending on requirements, making it ideal for families, downsizers, or those needing space for home working. While the property would benefit from modernisation, it has been well maintained and offers an excellent foundation for improvement, with clear scope to update, reconfigure and extend (subject to the necessary planning consents).

A particular highlight is the extensive west-facing garden, which enjoys a sunny aspect throughout the afternoon and evening. This substantial outdoor space not only provides an attractive setting for relaxation and entertaining but also presents a rare opportunity for extension or further development, allowing buyers to maximise both living space and value.

The location is a major draw. Situated centrally within Pembury, the property is within easy reach of local shops, amenities, schools and village services. For commuters and those seeking wider facilities, the nearby towns of Tonbridge and Tunbridge Wells offer a comprehensive range of shopping, leisure and dining options, together with excellent transport links, including mainline railway services to London.

Detached homes in such a prime village position, with generous gardens and genuine potential, are rarely available. This property represents a superb chance to secure a home in one of the area's most desirable locations and to add value through sympathetic modernisation and extension.

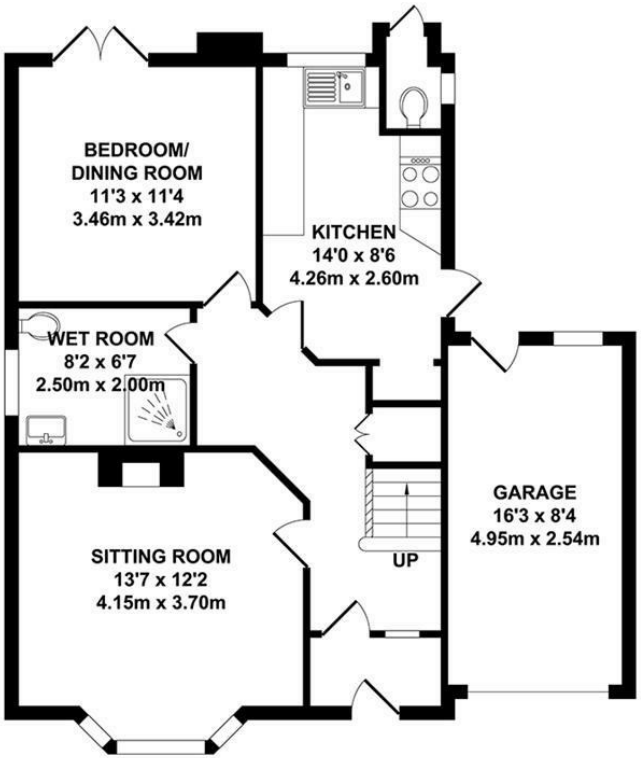
Early viewing is highly recommended to fully appreciate the setting, space and opportunity on offer.

- 2/3 Bedroom Detached Property
- Sought After Central Village Location
- **MARKETED CHAIN FREE**
- Excellent School Catchment
- Large West-Facing Garden
- Development Potential Subject to Permissions
- Great Transport Links
- Viewing Highly Recommended

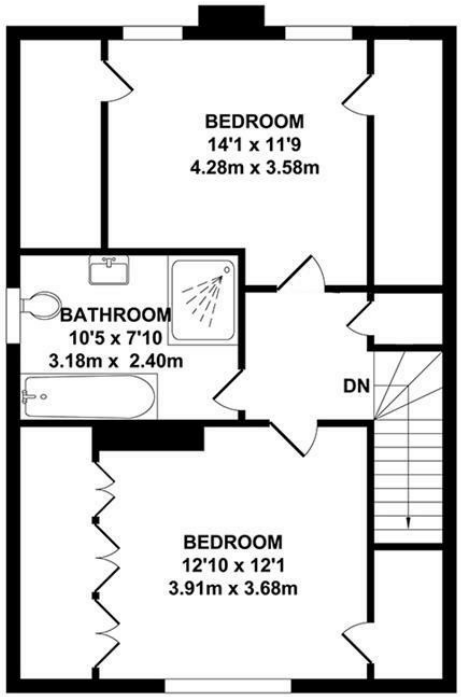









GROUND FLOOR
APPROX. FLOOR AREA
769 SQ.FT.
(71.42 SQ.M.)

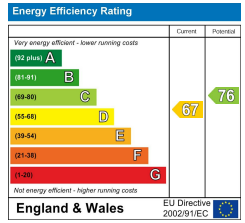



FIRST FLOOR
APPROX. FLOOR AREA
618 SQ.FT.
(57.41 SQ.M.)

TOTAL APPROX. FLOOR AREA 1387 SQ.FT. (128.83 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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6 Commercial Road, Paddock Wood, Kent, TN12 6EL
01892 838 080
countryhomes@khp.me









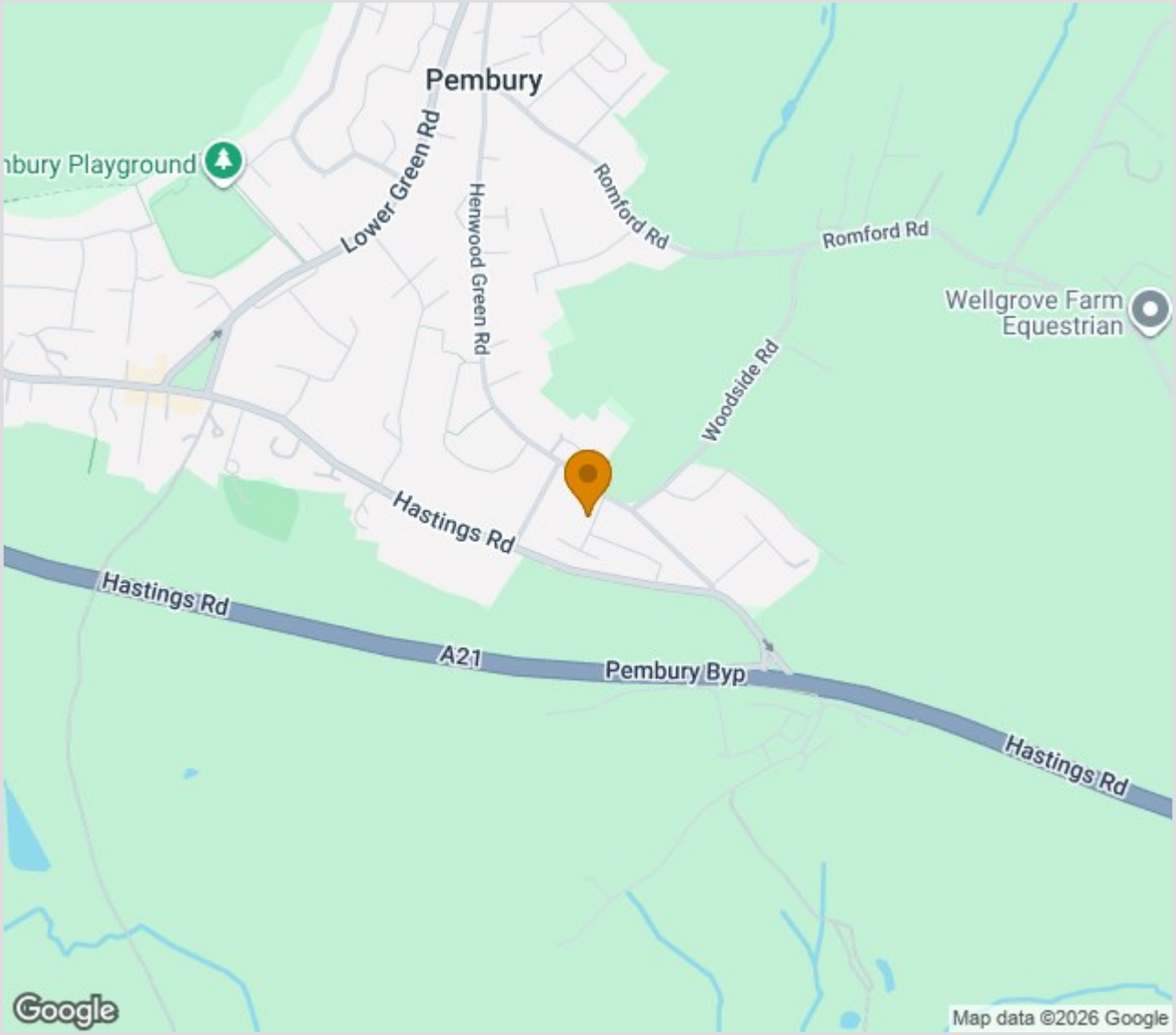


# Location Map

Tenure: Freehold

Council tax band: D

AML PW
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.




The Property Ombudsman

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TO VIEW CONTACT:
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