



KINGS ESTATES
PROFESSIONALS IN PROPERTY



1 Sandhurst Avenue

Pembury, Tunbridge Wells

Kings Estates are pleased to present this beautifully extended and stylish family home in Pembury Village, offering versatile living space, a stunning kitchen/dining area and a large south-east facing garden

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Beautifully presented and extended family home
- Three/four double bedrooms with versatile accommodation
- Driveway providing off-road parking
- Large south-east facing garden with decked entertaining area
- Planning permission granted (Ref: 26/00049/FULL) for first-floor rear extension and additional window, offering excellent scope to create a substantial 4/5 bedroom family home
- Underfloor heating and engineered wood flooring to ground floor
- Designer kitchen with Quartz worktops and NEFF appliances
- Stunning kitchen/dining space extending to 25ft
- Spacious living room with feature wood burner
- Two modern bathrooms & separate utility room





Kings Estates are pleased to present this beautifully presented, extended and thoughtfully improved family home, offering stylish and versatile accommodation in the heart of Pembury Village. Having been tastefully enhanced by the current owners, the property blends contemporary design with warm, inviting living spaces, creating a home perfectly suited to modern family life. From the moment you step inside, the sense of light and space is immediately apparent, with engineered wood flooring and underfloor heating flowing across much of the ground floor.

The accommodation is both generous and flexible, centred around an impressive kitchen/dining space extending to almost 25ft, forming the true heart of the home. The kitchen is finished to a high specification with shaker-style cabinetry, Quartz work surfaces and integrated NEFF appliances, seamlessly opening into a bright dining area with a striking skylight and full-width bi-fold doors leading out to the garden. A separate utility room adds practicality, while the spacious living room provides a cosy retreat, complete with a feature wood burner and sliding doors to the outside.

The ground floor further benefits from a double bedroom, ideal as a guest suite or playroom, a contemporary shower room and an additional bedroom currently used as a home office. Upstairs, two well-proportioned double bedrooms enjoy pleasant views over the rear garden, served by a modern family bathroom.

Externally, the property continues to impress with a large, private rear garden enjoying a south-easterly aspect, featuring a generous decked terrace ideal for entertaining, an expanse of lawn bordered by raised flower beds, and a further seating area. To the front, there is a driveway providing off-road parking, completing this superb home in a highly regarded village setting.

Agent's Note: Planning permission has been granted under reference 26/00049/FULL for a first-floor rear extension and installation of an additional window, offering excellent scope to further enlarge the property and create a substantial 4/5 bedroom family home if desired.

PEMBURY

Nestled in the heart of Pembury village, this super home enjoys a prime position just off the High Street, offering a harmonious blend of tranquil living and convenient access to everyday amenities. Residents are within easy walking distance of a range of local shops, a pharmacy, newsagent, restaurant takeaways, and traditional village pubs, making day-to-day living both simple and enjoyable.

Amenities: Pembury has good local shops catering for everyday needs including a post office, butchers, chemist, hairdressers, newsagents, a Tesco superstore and pubs including the Black Horse and the Camden Arms. Matfield has a church, post office and two pubs, The Poet being well-known for higher end dining.

Recreational Amenities: For leisure, Knights Park at North Farm Retail Park in Tunbridge Wells offers a multi-screen cinema complex, a bowling alley and a health & fitness club. There are many places of historical interest to visit in the area including National Trust properties, Hever Castle and Penshurst Place, golf at the Nevill Golf Club in Tunbridge Wells, Bewl Water near Lamberhurst, for water sports, fishing and cycling and Bedgebury Pinetum at Goudhurst for mountain biking and walking.

State and Private Schools: There are many highly regarded schools in the vicinity, including Pembury Primary School and both State and Grammar schools in Tunbridge Wells & Tonbridge.

Mainline rail: Tunbridge Wells & Tonbridge with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from approximately 30 -50 minutes.

Communications: The nearby A21 links directly to the M25 London orbital to the North, and thereby the national motorway network, Gatwick and Heathrow airports.

OTHER INFORMATION

COUNCIL TAX BAND - D (Tunbridge Wells Borough Council)


TENURE - Freehold

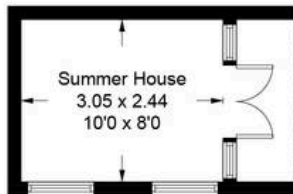
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.



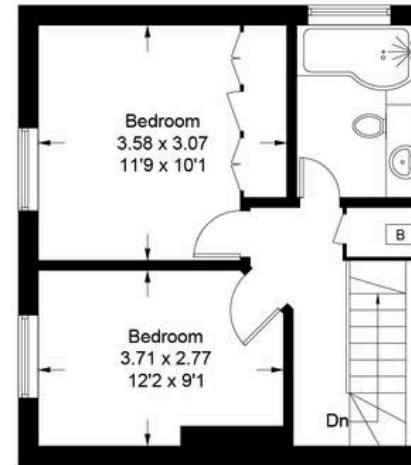
Approximate Gross Internal Area = 125.5 sq m / 1351 sq ft
Outbuilding = 7.5 sq m / 81 sq ft
Total = 133.0 sq m / 1432 sq ft



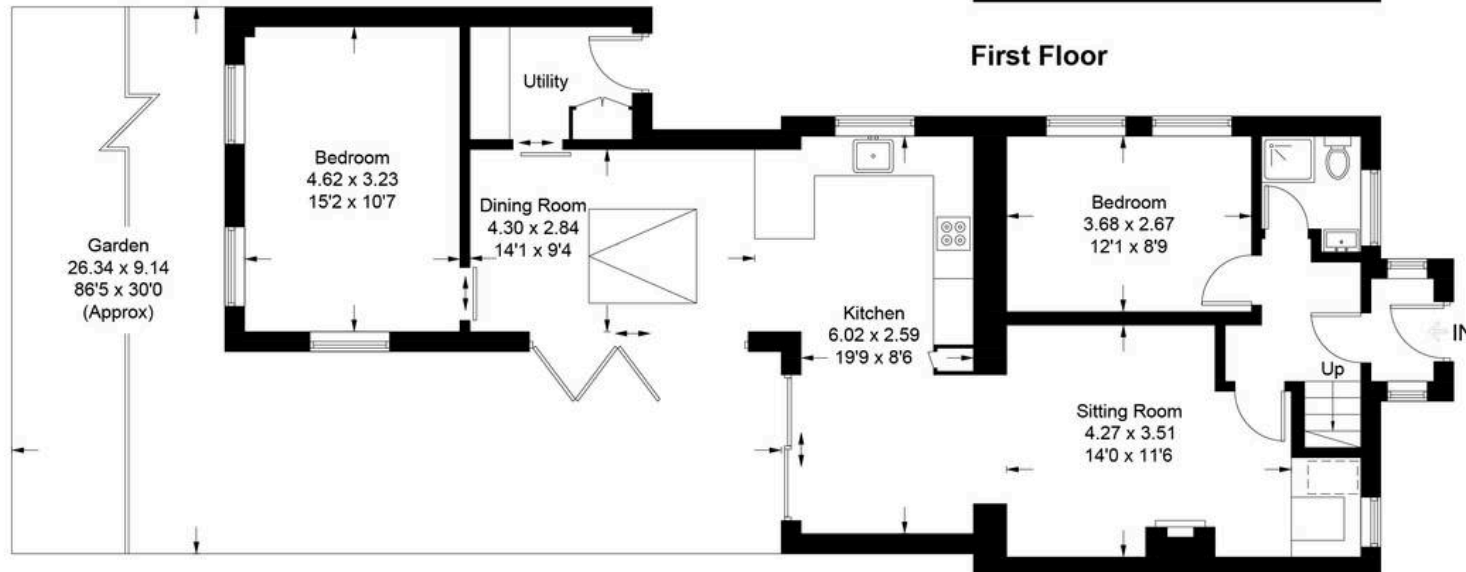
 = Reduced headroom below 1.5m / 5'0"



Outbuilding
(Not Shown In Actual
Location / Orientation)



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1294957)

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