



KINGS ESTATES
PROFESSIONALS IN PROPERTY



45 Heskett Park

Pembury, Tunbridge Wells, TN2 4JG

Occupying an enviable position within a peaceful cul-de-sac, slightly elevated with space in front and a pleasant outlook towards established trees, this extended family home has been cherished by the same family since 1965. It offers generous, adaptable accommodation, a private garden and scope for a new owner to update and personalise it.

Tenure: Freehold

Energy Efficiency Rating: E

Council Tax Band: E

- Enviaible Position Within A Peaceful Cul-De-Sac
- Sought-After Pembury Village Location
- Much-Loved Family Home, First Time On The Market Since 1965
- Extended To The Rear In 1971
- Well-Appointed Kitchen With Built-In Oven And Larder Cupboard
- Generous 20ft Sitting Room With Southerly Aspect
- Far-Reaching Open Views From The Front
- Separate Dining Room And Versatile Family Room Or Study
- Private Enclosed Garden With Terraced Lawn And Patio
- Ample Off-Road Parking, Attached Garage And No Onward Chain





The entrance hall has stairs to the first floor, a useful understairs recess and doors to the ground floor rooms. The kitchen has a range of wall and base units with work surfaces, a circular sink and a four-ring gas hob with extractor above. There is a built-in electric oven, space for a fridge freezer, washing machine and dishwasher, along with a built-in larder cupboard, wall-mounted gas boiler and serving hatch to the dining room.

At the front of the house, the spacious 20ft sitting room enjoys a southerly aspect through a large, floor-to-ceiling window, bringing in plenty of natural light. A brick-built fireplace, shelving and exposed wood floorboards add character.

To the rear, the dining room has a door and window overlooking and opening onto the garden. It connects with the family room or study, a flexible space with its own garden outlook that could suit a range of family needs.

Upstairs, the landing gives access to a partially boarded loft space. The principal bedroom has a triple wardrobe and a far-reaching southerly aspect. Bedroom two overlooks the garden and has two built-in cupboards, one housing the hot water cylinder. Bedroom three also enjoys the open front aspect and has a built-in cupboard. The bathroom is fitted with a bath, separate enclosed shower, wash basin and WC.

Pembury offers a welcoming village community and a good range of everyday amenities, including shops, pubs, cafés, a post office, pharmacy and primary school. Nearby footpaths lead through orchards and woodland, while Pembury Woods offers further countryside walks. Tunbridge Wells and Tonbridge provide additional shopping, leisure and mainline rail services, with road links via the A21 towards the M25.

Outside, the enclosed rear garden feels wonderfully private, with a paved patio and steps rising to terraced lawn areas. A concrete hardstanding is already in place for a shed. To the front, a lawn sits alongside a brick-paved driveway offering ample off-road parking, with an attached single garage. The property is offered with no onward chain and, while in need of updating, offers excellent potential. Viewing comes highly recommended.

Nestled in a sought-after cul-de-sac on the edge of the village, this property is within walking distance of local amenities, including a convenience store, bus stops, a doctor's surgery, and a primary school. Footpaths nearby lead through scenic orchards and woodlands, offering a perfect blend of village life and countryside charm.

The road features a mix of modern and 1930s three- and four-bedroom homes, making it especially popular with families. Pembury itself boasts a vibrant community and offers everything for day-to-day living, such as a chemist, newsagent, pubs, eateries, a farm shop, Notcutts garden centre with a coffee shop, hairdressers, post office, churches, Tesco supermarket, and Co-op.

Outdoor Pursuits: Pembury Woods - A haven for nature enthusiasts, offering scenic walking trails. Local bike ride attractions include The Tudor Cycle Trail, Tonbridge to Penshurst and Bedgebury Pinetum ideal for family days out.

Local Shopping & Amenities: Pembury with shops including a post office, newsagents, Tesco superstore, Pharmacy, Veterinary Surgery, Hairdressers, Notcutts garden centre, Farm Shop, Petrol Station and Tunbridge Wells (Pembury) Hospital.

Leisure Facilities: Knights Park offers a multi screen cinema complex, a bowling alley and Nuffield health & fitness club. There are many local places of historical interest, countryside walks, golf at the Nevill Golf Club, and sailing and fishing at Bewl Water near Lamberhurst.

Food & Drink: There are three local pubs and a cafe on the green in Pembury all within walking distance that all serve food. Takeaway restaurant options in Pembury include Indian, Thai, Chinese and Fish & Chips, so you are spoilt for choice if you would prefer not to cook every now and again.

Comprehensive Shopping: Tunbridge Wells (3 miles), Royal Victoria Place shopping centre offering a wide range of high-street and boutique shopping.

Mainline Rail Services: Tunbridge Wells (3.5 miles) to Charing Cross (approx 55 minutes), Tonbridge (5 miles) to Charing Cross (approx 42 minutes) and London Bridge (approx 35 - 40 minutes), Paddock Wood (5.5 miles) to London Bridge (approx 43 minutes)

Travel by Road: The M25 can be accessed via the A21, linking to other motorway networks and Gatwick and Heathrow Airports. There are also good links to the South Coast e.g. Hastings and Brighton, which are only about 50 minutes or an hour away respectively.

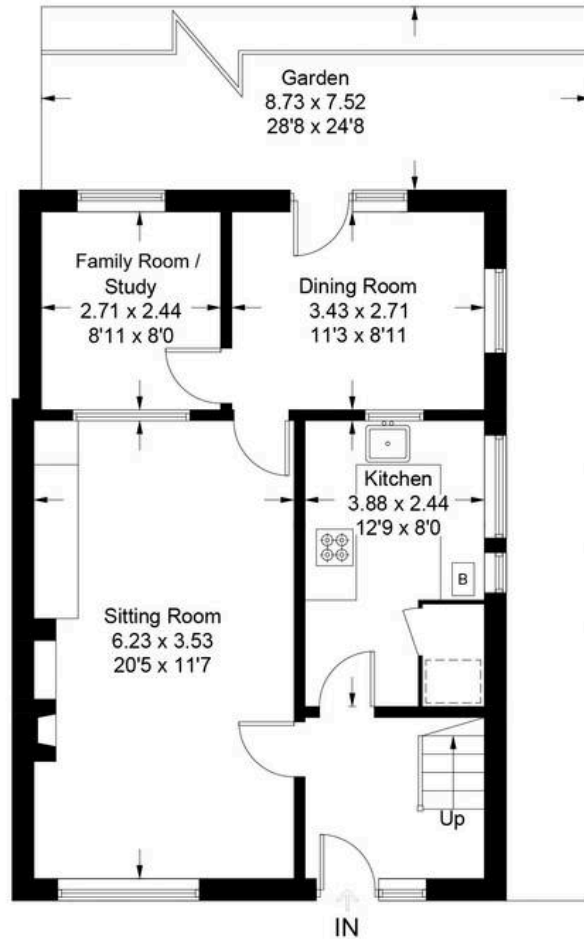
Primary & State Schools: Pembury Primary School, rated 'Good' by Ofsted and Pembury School House nursery, rated 'Outstanding' by Ofsted and various schools in Tunbridge Wells to include Claremont, St James', Broadwater and Bishops Down.

Grammar Schools: Tunbridge Wells Girls Grammar School, the Skinners School and Tunbridge Wells Grammar School for Boys. The Judd School and Tonbridge Girls Grammar School.

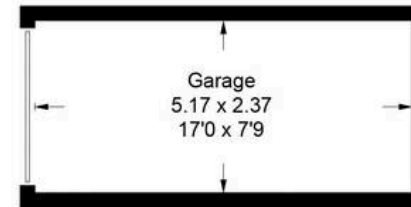


Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Total = 106.5 sq m / 1146 sq ft

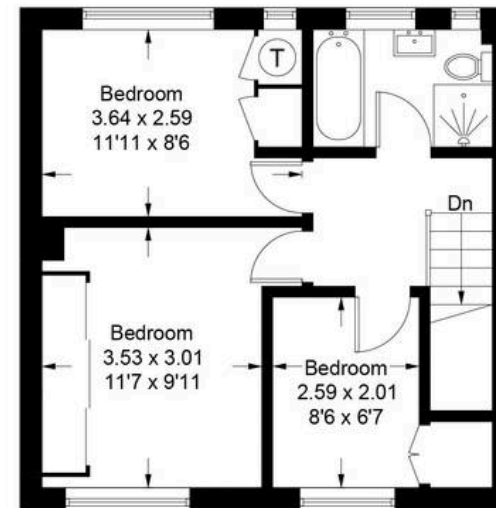
 = Reduced headroom below 1.5m / 5'0



Ground Floor



(Not Shown In Actual Location / Orientation)



First 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. (ID1341884)

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