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# 10 Knights Close

Pembury, Tunbridge Wells, TN2 4EL

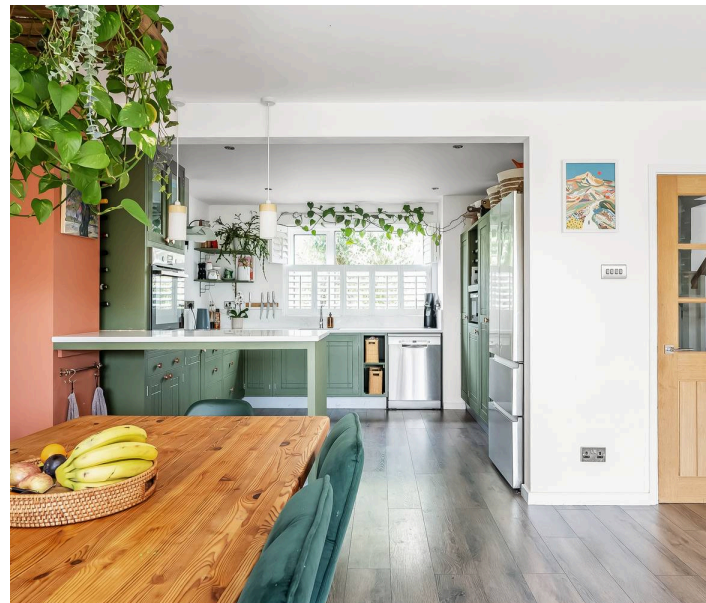
Kings Estates are delighted to present this beautifully extended four-bedroom semi-detached family home, offering approximately 1,454 sq ft / 135.1 sq m of stylish and versatile accommodation. Situated within a peaceful cul-de-sac in the highly sought-after village of Pembury, the property has been thoughtfully improved to create an exceptional family home, combining generous living spaces with practical everyday features and a wonderful westerly-facing garden.

Tenure: Freehold

Council Tax Band: D

Energy Efficiency Rating: C

- Impressive extended semi detached family home
- Around 1454 sq ft / 135.1 sq m of accommodation
- Separate family room with garden access and air conditioning
- Open plan kitchen diner sitting room with quartz worktops
- Four well proportioned bedrooms
- Contemporary family bathroom with premium fittings
- Downstairs wc and en-suite wc to bedroom two
- Large utility and boot room with side access
- West facing rear garden with decked seating area and driveway parking
- Quiet cul de sac location in the heart of Pembury village





The welcoming entrance hall provides an immediate sense of space and practicality, complete with a cleverly concealed storage cupboard and understairs storage. A downstairs cloakroom and an impressive utility/boot room, fitted with bespoke storage, seating, hanging space and room for laundry appliances, make this an ideal home for busy family life.

At the heart of the property is the beautifully appointed open-plan kitchen, dining, sitting space. The shaker-style kitchen is fitted with quartz marble-effect worktops, a matching breakfast bar, Blanco sink, integrated Zanussi oven, gas hob with extractor, and space for additional appliances. The breakfast bar provides informal seating while naturally defining the kitchen from the dining, sitting area, creating a sociable space for everyday living.

Beyond, the dining / sitting area flows effortlessly into the spacious family room, creating an excellent entertaining space. Sliding patio doors and double doors open directly onto the rear garden, flooding the room with natural light, while a Velux roof window enhances the bright and airy feel. This impressive space benefits from air conditioning, making it comfortable throughout the seasons and perfectly suited to modern family living.

The first floor offers four well-proportioned bedrooms. The principal bedroom enjoys fitted storage and air conditioning, while the second bedroom is a generous dual-aspect room with the added benefit of its own en-suite WC. Bedroom three overlooks the rear garden and also benefits from fitted storage and air conditioning, with the fourth bedroom providing an ideal children's room, nursery or home office.

The contemporary family bathroom is fitted with a shower bath incorporating a glazed screen and shower over, vanity unit with wash basin, WC and heated towel rail, all finished in a clean, modern style.

Outside, the westerly-facing rear garden has been designed to enjoy the afternoon and evening sunshine, with a decked entertaining terrace immediately adjoining the house, further patio seating areas, a generous lawn, vegetable patch, garden shed and enclosed bin store. The garden is fully enclosed, making it ideal for both children and pets. To the front, the property benefits from off-road parking.

Offering generous proportions, flexible accommodation and a superb balance of living and practical space, this is an outstanding family home in one of Pembury's most desirable residential locations.

This super home is situated in the heart of Pembury village, which has a good range of local amenities serving everyday needs.

**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 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:** Tonbridge to London Bridge (approx 35 - 40 minutes), Tunbridge Wells to Charing Cross (approx 55 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.

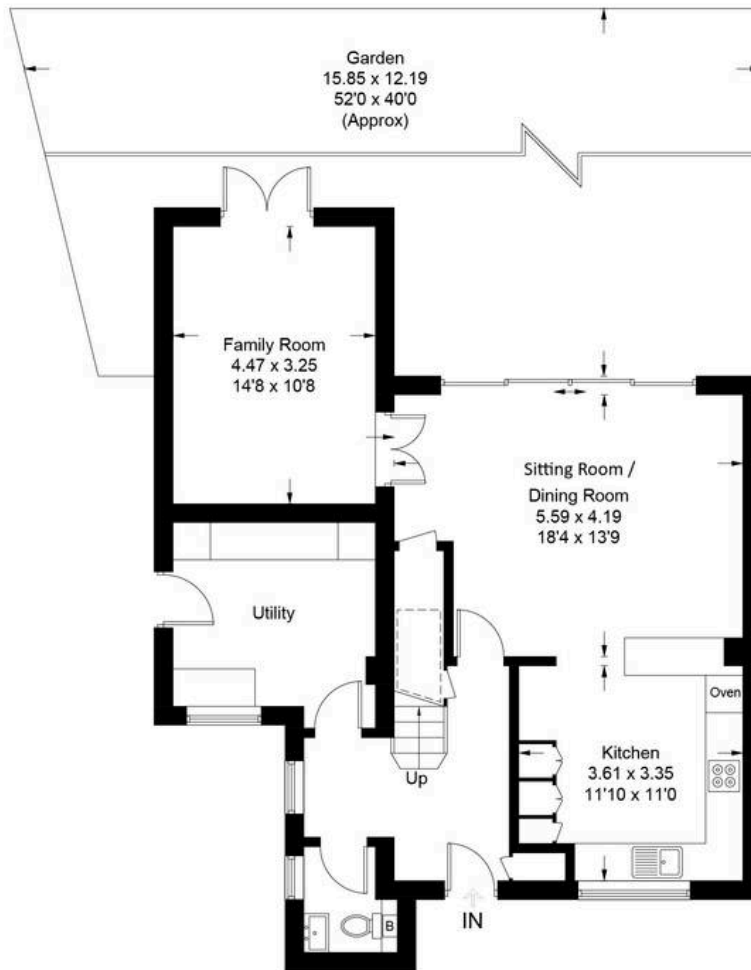
**Private Schools:** Beechwood Sacred Heart School, Kent College, Holmewood House, Rosehill, The Mead and The Preparatory Schools at Somerhill. Tonbridge and Sevenoaks Public Schools.



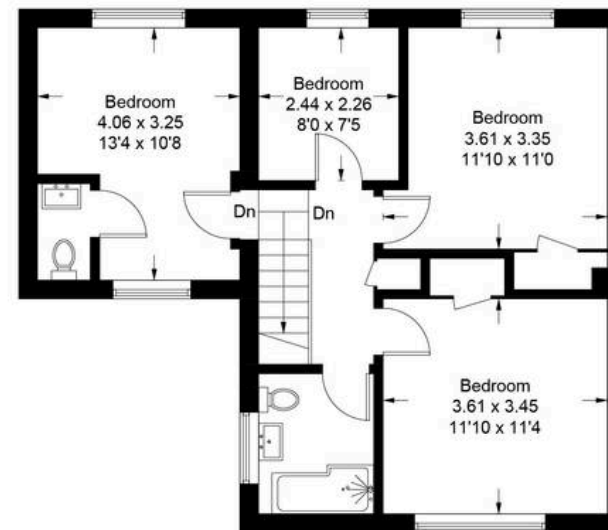


= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 135.1 sq m / 1454 sq ft



**Ground Floor**



**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. (ID1315199)

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