



3 Boathouse Cottages Pembury Road, Tunbridge Wells, TN2 3QB.

Guide Price £450,000 - £475,000

Jack Charles  
Estate Agents

Sales & Lettings

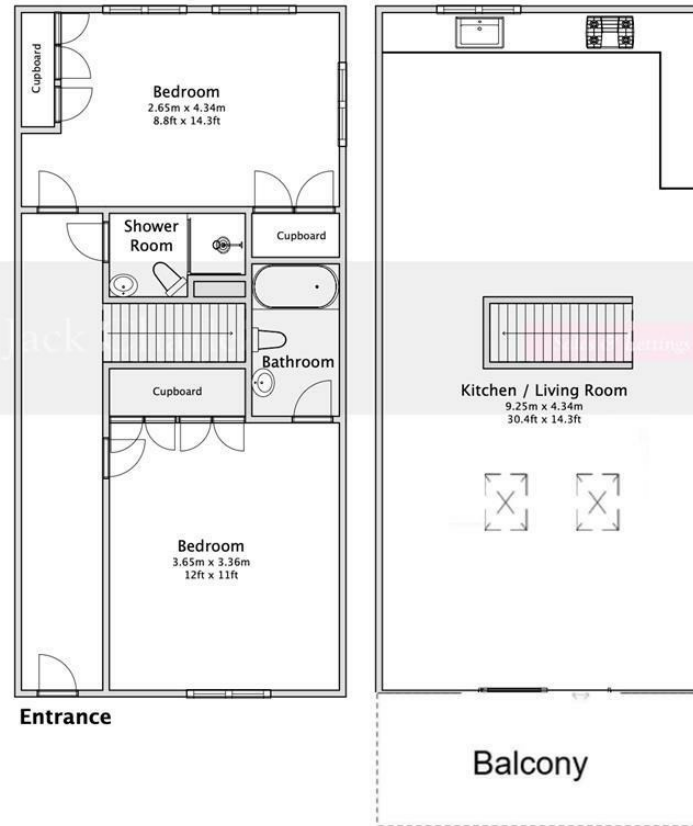
- Exclusive gated development
- Stunning Open Plan Kitchen / Family Room
- Close To Town
- Mews Style House
- Bathroom & Ensuite Shower Room
- Near To Dunorlan Park
- Two Bedrooms
- Balcony
- Parking

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

### 3 Boathouse Cottages

Approximate total internal area:  
80.3m<sup>2</sup> ( 864sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only



**Ground Floor**

**First Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	84
		EU Directive 2002/91/EC	

**Important Notice:**  
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## To Be Sold

Guide Price £450,000 - £475,000 Jack Charles are delighted to offer this exceptional, architect designed two bedroom home, set within a small and exclusive gated development on the edge of Dunorlan Park.

This unique home is arranged in a topsy turvy style, with two generous double bedrooms on the ground floor. The principal bedroom benefits from an en suite bathroom, while a separate shower room serves bedroom two.

The entire first floor has been designed as a stunning open plan living, kitchen and dining space. A vaulted ceiling and Velux windows flood the room with natural light, while sliding doors open onto a private decked terrace, creating a wonderful extension of the living space and an ideal area for relaxing or entertaining.

The kitchen is positioned to the rear of the room and is well appointed with a range of integrated appliances, granite worktops and ample storage, together with plenty of space for a dining table and chairs.

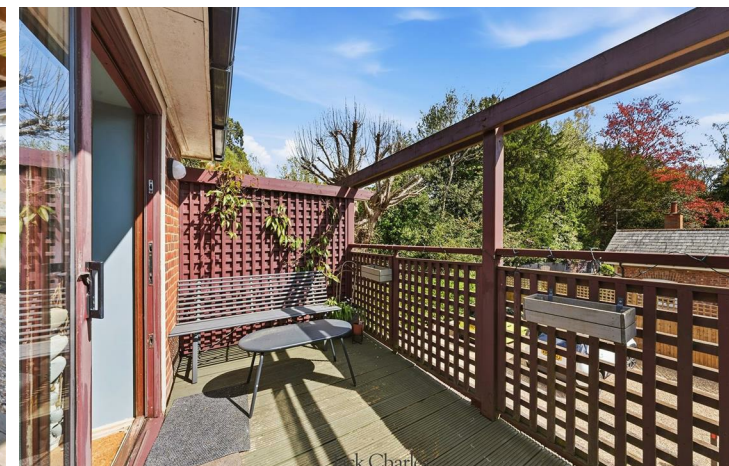
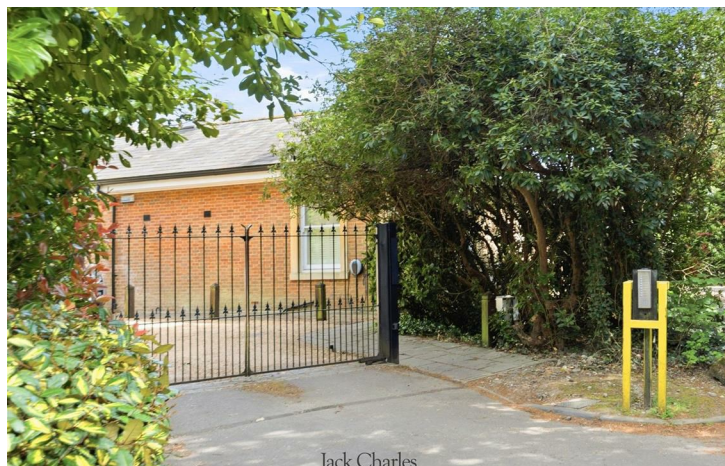
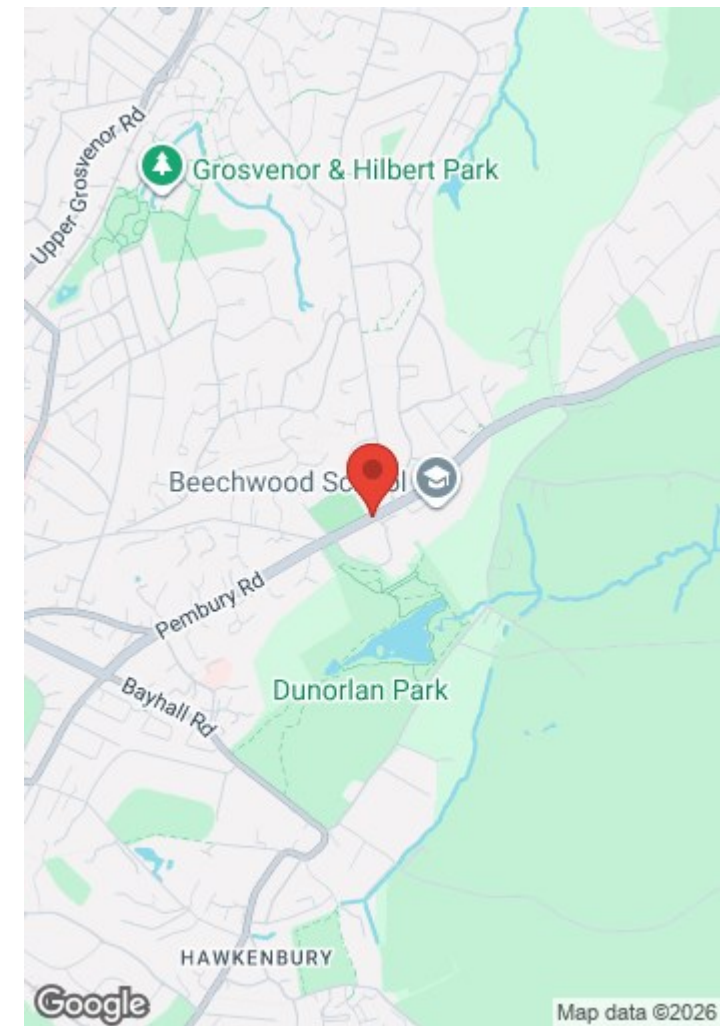
Outside, the property is set within well maintained communal grounds with established herbaceous borders and ample parking for residents, together with three visitor parking spaces. Number 3 also benefits from its own parking space directly to the side, along with a private timber shed.

A particular feature of the property is its excellent location, within walking distance of Dunorlan Park and just a short walk from the town centre and mainline station, offering fast and frequent services to London.

## Tunbridge Wells

The property is situated within an exclusive gated development off Pembury Road on the eastern side of Tunbridge Wells. It is ideally positioned within easy walking distance of Dunorlan Park, one of the town's most attractive green spaces, and approximately a 15 minute walk from the town centre, offering a wide range of shopping, dining and leisure facilities. Tunbridge Wells mainline station and High Brooms station are both within easy reach, providing fast and frequent services into London, while the nearby A21 offers convenient road links to the M25 and south coast.

The area is well regarded for its excellent schooling options, including sought after grammar schools, along with a variety of recreational amenities such as sports clubs, gyms and golf courses. The nearby village of Pembury and surrounding countryside also provide additional amenities and access to the High Weald Area of Outstanding Natural Beauty.





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