






THE MANOR HOUSE  
PEMBURY



## AN ELEGANT GRADE II LISTED MANOR HOUSE OVERLOOKING THE VILLAGE GREEN AND WITHIN CLOSE PROXIMITY TO ROYAL TUNBRIDGE WELLS.

Beautifully presented throughout, with the classic Georgian/Victorian features such as high ceiling, large sash windows, attractive cornicing and many other period features. Located in the heart of Pembury village with excellent transport links to London and the coast.

			EPC
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Tenure: Freehold

Services: Mains water, gas and electricity. Gas-fired heating. Mains drainage.

Local Authority: Tunbridge Wells Borough Council

Council Tax: H

Postcode: TN2 4DZ [www.what3words.com/form.clouds.linen](http://www.what3words.com/form.clouds.linen)





## DESCRIPTION

The Manor House is an impressive detached Georgian fronted Manor House and fantastic family house which is presented beautifully by the current owners, boasting many period features whilst also offering flexible family accommodation. The well proportioned reception rooms offer light and well laid out accommodation with stunning Kitchen / Dining with central island and a range of wall and base cupboards and integrated appliances.

Remarkable Drawing room with large bay sash window, fireplace with wood burning stove surround. Beautiful Orangery over looking the garden and merging into family room/snug with modern wood burner. A classic formal Dining room with floor to ceiling large sash windows to the front garden. An ornate entrance and stair case to the first floor with double windows flooding the area with natural light.

Generous family bedroom accommodation set over 4 floors including the cellar basement housing the Gym.





## SITUATION

- The Manor House is situated in a prime location overlooking Pembury village green.
- Local Shopping: Pembury with shops catering for everyday needs including a post office, newsagents, Tesco superstore.
- Comprehensive Shopping: Tunbridge Wells.
- Mainline Rail Services: Tonbridge and Tunbridge Wells. [southeasternrailways.co.uk](http://southeasternrailways.co.uk)
- State Primary Schools: Various schools in Tunbridge Wells to include Claremont, 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: Holmewood House, Rosehill, The Mead and The Preparatory Schools at Somerhill. Tonbridge and Sevenoaks Public Schools. Five Ashes and Mayfield.
- Sporting Facilities: Knights Park offers a multi-screen cinema complex, a bowling alley and Esporta heath & fitness club.



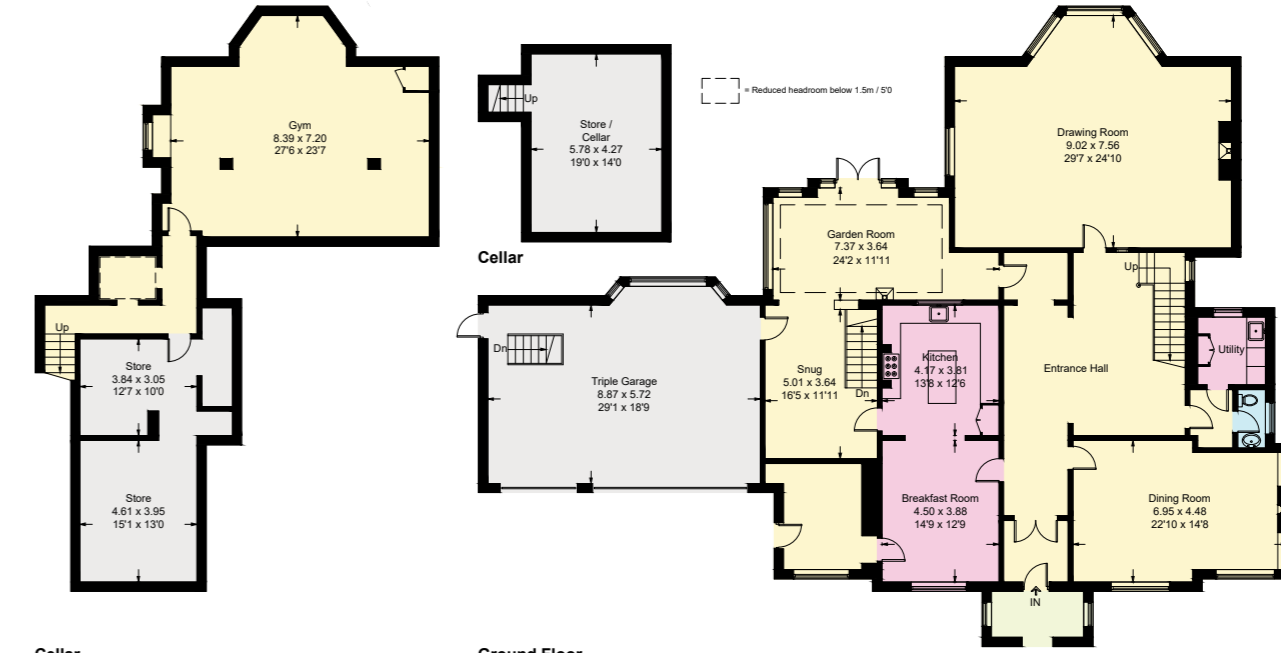




## GARDENS & GROUNDS

The Manor House is set behind a brick and hedged wall with wrought iron pedestrian gate to the front door. To the side is a gated entrance which leads to the gravel parking area and triple garage. The front garden is lawned, flanked by mature topiary shrubs and a classic Georgian/Victorian tiled path. At the rear is a large paved terrace with leads to the large area of lawn and beyond steps down to another area of lawn, passing the sunken trampoline and another paved seating area all with a multitude of mature trees, shrubs and plants surrounding.





Cellar

Ground Floor



First Floor

Second Floor

Approximate Gross Internal Area = 603.3 sq m / 6494 sq ft  
 Cellar = 126.2 sq m / 1358 sq ft  
 Total = 729.5 sq m / 7852 sq ft  
 (Including Triple Garage & Excluding Voids)

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 any decisions reliant upon them.

We would be delighted  
to tell you more.

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