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BarnesKingsnorth



Romford Road, Pembury, Tunbridge Wells, Kent, TN2 4AY

£750,000 Freehold

Viewings strictly by appointment with the agent
 Tel: 01892 822880
www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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THE PROPERTY

Ideally located on Romford Road in the village of Pembury, surrounded by woodland yet just a short walk from the village centre, this charming converted stable offers a rare opportunity to modernise and extend (subject to the necessary permissions). The property is entered via a spacious entrance hall with ample room for storage, leading into an internal hallway. The heart of the home is a large open-plan kitchen and dining room, featuring distinctive 1970s design elements including a striking brick chimney stack. The kitchen overlooks the garden and benefits from direct access to a patio area. A useful larder cupboard provides additional storage and space for a washing machine and oil-fired boiler. The kitchen is in need of modernization, but there is plenty of room for a range of units and island. The living area enjoys views into a secluded courtyard and connects to a versatile library room, which also provides access outside. A ground-floor bathroom with a walk-in shower is in place but would benefit from modernisation. The ground floor also includes three additional rooms offering flexible accommodation as either further reception rooms or bedrooms, one also benefitting from ensuite shower-room. On the first floor is an attractive open-plan living or bedroom space. Velux windows flood the room with natural light, while a distinctive wooden door—originally part of the stable—adds character and charm. The property also includes an annexe, accessible either from the entrance hallway or via the library room. The annexe comprises an open-plan kitchen, dining and sitting area, a ground-floor bathroom, and two bedrooms on the first floor—ideal for guests or multigenerational living.

OUTSIDE

The property is approached via a shared driveway and offers ample parking for five or more vehicles. There is currently a brick-built open-fronted garage, which could potentially be replaced with a larger garage building, subject to planning permission. A five-bar gate leads to the side of the house and into a substantial rear garden. The garden offers excellent potential to create a beautiful and private outdoor retreat, featuring mature planting, a vegetable plot, and three ponds.



Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells. This home is set in a popular residential road. Pembury caters for everyday needs including a well regarded primary school, doctor's surgery, library, chemist, newsagent, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdressers, vets, post office, churches, Tesco supermarket and Morrisons. The Tunbridge Wells at Pembury hospital is on the periphery of the village. There are walks through woodland and orchards around the village and a superb recreation ground which has play areas for children of all ages. Tunbridge Wells and Tonbridge are approximately 3.2 and 5.6 miles distant respectively, both offering a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells, Tonbridge and Paddock Wood all have mainline stations with commuter trains to London in under an hour and a commuter coach service is available in the village. By road the A21 is close by, giving access to the M25 and all the major motorway networks and there is a regular bus service to the surrounding areas.

ROUTE TO VIEW From our office in Pembury High Street turn left into Lower Green Road and continue along this road turning right into Romford Road. At the crossroads go straight over, continuing along Romford Road and the property will be found along a private drive on the lefthand side next door to Hazeldene care home.

PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: F

Council Tax Band: F

