



LOWER GREEN ROAD
PEMBURY, TUNBRIDGE WELLS - £950,000



23 Lower Green Road

Pembury, Tunbridge Wells, TN2 4DZ

**Entrance Porch - Garage – Entrance Hall - Cloakroom
Study – Sitting Room With Feature Fireplace & Bay
Window - Open Plan Kitchen/Breakfast Room/Lounge
Area/Conservatory With Wet Underfloor Heating & Bi-
Fold Doors To Garden - First Floor Landing - Five Bedrooms
Jack & Jill Bathroom - Shower Room - Front Garden With
Driveway For Several Vehicles - Rear Garden With Areas
Of Decking, A Lawn & Bar Area**

Centrally located within Pembury village and offering excellent access to both Tunbridge Wells itself, open areas of Wealden countryside and local trunk roads, a five bedroom detached family home with generous parking, excellent potential for further extension and development (STPP) and a most pleasing and peaceful westerly aspect with views across bowls greens and sports pitches towards woodland beyond. The property has been extensively and impressively refurbished and re-modelled by the present owners with the creation of a high specification open plan living space to the rear with a recently installed, contemporary kitchen with further breakfast bar area, a separate snug with open fireplace all of which open to a contemporary conservatory with bi-fold doors to the rear. There are ground floor study and cloakrooms and a further large snug with bay windows and an inset cast iron wood burner. The property has three excellent sized double bedrooms and two further large single bedrooms, a Jack and Jill bathroom and further shower room. A glance at the attached photographs will give an indication as to the depth of quality of this proposition and its absolute practicality for any buyer seeking a comfortable and family friendly property.

Access is via a partially glazed door with three inset opaque leaded panels leading to:

ENTRANCE PORCH:

Tiled floor, areas of exposed painted brickwork, radiator, inset spotlight to the ceiling. Double glazed window to the side. Partially glazed french doors leading to the inner hallway and door leading to:





GARAGE:

Space for one vehicle, sink, storage space, rising to an apex, inset windows into the roof.

ENTRANCE HALL:

Good areas of exposed pine floorboards, feature radiator, stairs leading to the first floor, inset spotlights to the ceiling, various media points. Doors leading to:

CLOAKROOM:

Fitted with a wall mounted wash hand basin with storage below and mixer tap over with tiled splashback, low level WC. Tiled floor, radiator, good areas of coat storage. Opaque double glazed window to the side with fitted blind.

STUDY:

Carpeted, radiator. Good space for desk and chair and further office furniture. Opaque double glazed windows to the side.

SITTING ROOM:

Good areas of exposed pine floorboards, radiator inset to a decorative cover. Excellent space for lounge furniture and for entertaining. Feature fireplace with a tiled hearth and a stone mantle and surround with an inset cast iron wood burner. Bay window to the front comprised of five sets of double glazed windows with fitted Roman blinds and feature curved radiator.

OPEN PLAN KITCHEN/BREAKFAST ROOM/LOUNGE & DINING AREAS:

A generous secondary lounge area with good space for lounge furniture and for entertaining. Tiled floor with wet underfloor heating. Feature fireplace with a tiled hearth and a stone mantle and surround, inset spotlights to the ceiling. This is open to:

Contemporary Styled Conservatory: Tiled floor with wet underfloor heating. Run of contemporary styled double glazed windows with bi-fold concertina doors towards the rear and open to the garden. Rendered, painted brickwork.

Kitchen/Breakfast Room Area: Tiled floor with wet underfloor heating, wall mounted thermostatic control. Door to a larder with tiled floor and good areas of fitted shelving and storage space, space for a washing machine/tumble drier and opaque double glazed window to the side and inset spotlights to the ceiling. A recently installed contemporary styled kitchen with a range of black wall and base units and a complementary quartz work surface. One and a half bowl sink with mixer tap over and Quooker tap. Integrated 'Neff' electric oven and a further integrated 'Neff' electric oven/microwave. Integrated dishwasher, freezer, fridge and wine fridge. Feature island comprised of black base units and a quartz work surface with a 'Bora' four ring induction hob with feature extractor. Further wood block breakfast bar area with generous space for four people. Excellent general storage space. Wall mounted 'Worcester' boiler inset to a decorative cover. Two sets of contemporary double glazed windows with views across the garden.

FIRST FLOOR LANDING:

Carpeted, feature light tunnel, doors leading to:

BEDROOM:

Carpeted, radiator, picture rail. Space for a large double bed and associated bedroom furniture. Bay window comprised of five sets of double glazed panels with fitted Roman blinds.

BEDROOM:

Carpeted, radiator, picture rail. Space for a large bed and associated bedroom furniture. Double glazed windows to the rear with a fitted blind.

JACK & JILL BATHROOM:

Fitted with a suite comprising fitted shower with feature recess, fitted glass screen and two shower heads, feature wash hand basin with mixer tap over, storage below and tiled splashback, corner bath with mixer tap over, low level WC. Tiled floor, feature heated towel radiator, fitted cupboard, inset spotlights to the ceiling, extractor fan. Double glazed windows to the rear with fitted blind.

BEDROOM:

Carpeted, radiator, picture rail. Fitted single bed. Double glazed windows to the front with a fitted blind.

BEDROOM:

(Currently used as a study). Carpeted, radiator. Good space for single bed or for use as an office. Double glazed windows to the rear with fitted blind.

BEDROOM:

Carpeted, radiator, picture rail. Good space for double bed and associated bedroom furniture. Double glazed window to the front with fitted blind and further Roman blind.

SHOWER ROOM:

Fitted with a low level WC, feature wash hand basin with mixer tap over sitting atop a wooden storage unit with tiled splashback, fitted corner shower cubicle with sliding glass screens and a single head. Feature tiled floor, feature towel radiator, extractor fan. Opaque double glazed windows to the side.

OUTSIDE FRONT:

The property enjoys an attractive frontage and a lower maintenance front garden set principally to herringbone brickwork with generous parking for several vehicles. Raised bed to the front of the house and further raised beds to either side of the main drive with a combination of hedge and wooden retaining fencing. Generous storage for bins etc. Path to a side gate which leads to the rear garden.



OUTSIDE REAR:

Good areas of wooden decking to the immediate rear of the property and extending into the garden itself affording particularly good space for garden furniture and for entertaining. The garden is principally laid to lawn with a bowls club and public park beyond, a small number of specimen rhododendron, a combination of retaining hedge and fencing. A further low maintenance area towards the rear with a garden bar area. External power point, external tap. detached shed.

SITUATION:

Pembury village is located to the north east of Tunbridge Wells and is surrounded by beautiful areas of open Wealden countryside. The village itself has a number of shops, public houses and restaurants suitable for everyday living, a well regarded primary school and excellent access not only to Tunbridge Wells but also to local trunk roads. Tunbridge Wells has a far wider range of social, retail and educational facilities to include a number of sports and social clubs and two theatres, a host of independent retailers, restaurants and bars principally located between the Pantiles and Mount Pleasant with a further range of principally multiple retailers at the Royal Victoria Place shopping centre and the nearby North Farm Retail Park. The town has a good number of highly regarded schools at all levels and two main line railway stations offering fast and frequent services to both London termini and the South Coast with other railway stations being found at nearby Paddock Wood and Tonbridge.

TENURE:

Freehold

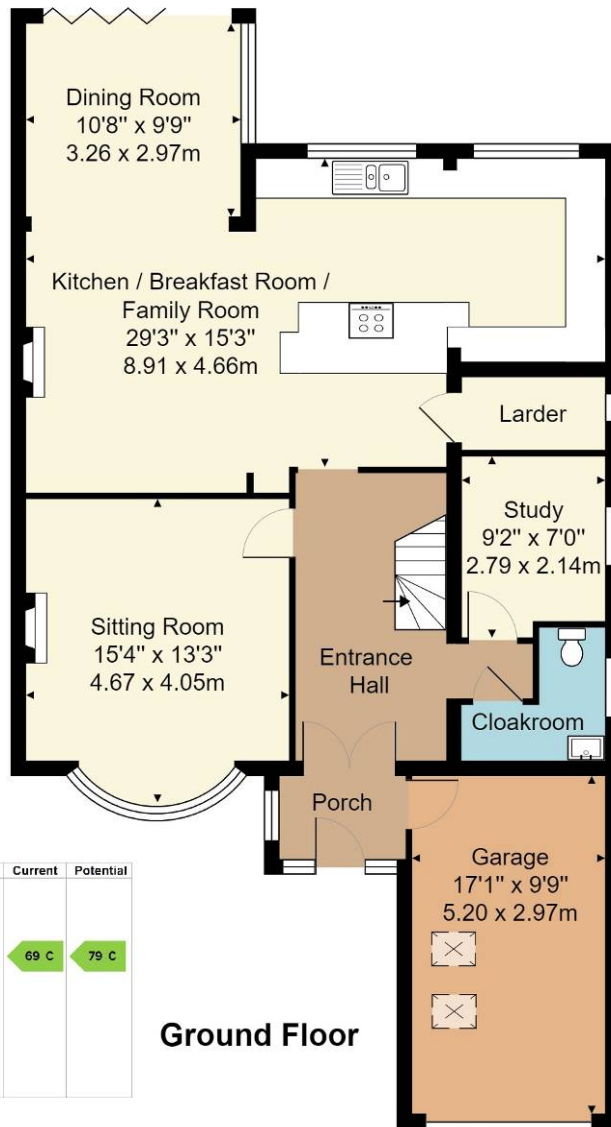
COUNCIL TAX BAND:

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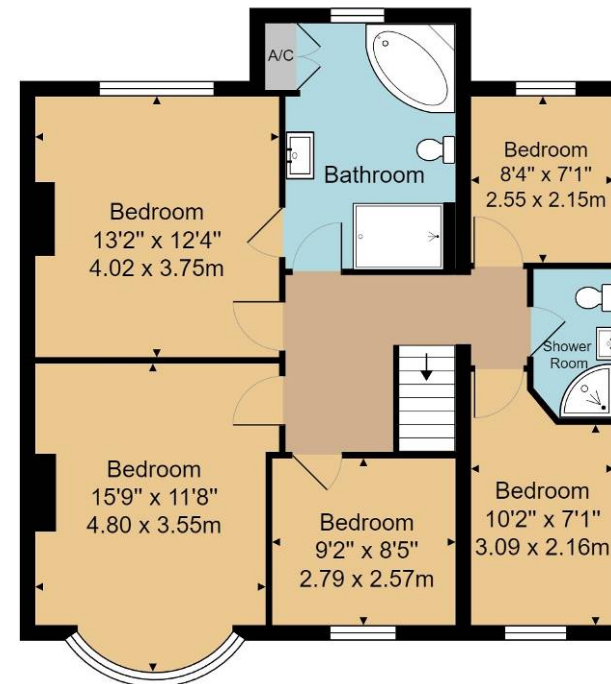
VIEWING:

By appointment with Wood & Pilcher 01892 511211





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



House Approx. Gross Internal Area 1838 sq. ft / 170.8 sq. m
 Approx. Gross Internal Area (Incl. Garage) 2014 sq. ft / 187.1 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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