

## Lower Green Road, TN2

Approximate Gross Internal Area = 153 sq m / 1648 sq ft  
 Approximate Annexe Internal Area = 24 sq m / 256 sq ft  
 Approximate Garage Internal Area = 27 sq m / 295 sq ft  
 Approximate Total Internal Area = 204 sq m / 2199 sq ft



## 'Collingwood' 49A Lower Green Road

Pembury, Tunbridge Wells, TN2 4DZ

**SUMNER PRIDHAM**

An attractive and well maintained five bedroom individual detached house incorporating a self-contained office or dependent relative annexe set in beautiful gardens, conveniently located to the primary school, village centre and access on to the A21.

Covered Porch, Hall, Cloakroom, Sitting Room, Conservatory, Office/Bedroom 4, Kitchen, Utility Room, self-contained Annexe/Bedroom 5 with independent access to the front comprising Hall, Cloakroom, Office/Bedroom 5, Kitchenette, Principal Bedroom with ensuite Cloak/Dressing Room, 2 further Bedrooms, Large Bath/Showers, Gas Fired Central Heating, Double Glazed Windows, Multiple Off-Road Parking, Detached Double Garage, Large well-established Gardens.

**Price £845,000 Freehold**

**\*No Forward Chain\***

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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29 Vale Road  
 Tunbridge Wells  
 Kent  
 TN1 1BS

www.sumnerpridham.co.uk  
 info@sumnerpridham.co.uk  
 01892 516615

Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





## Property Description

- ◆ Spacious and versatile non estate detached house conveniently located to the village and set in beautiful gardens.
  - ◆ Ideal family house with work from home versatility or self-contained annexe.
  - ◆ Collingwood is being sold with the benefit of no forward chain.
  - ◆ Large, gravelled drive approach provides multiple off-road parking, good sized covered porch with outside light.
  - ◆ Spacious hall features an attractive staircase with a galleried landing.
  - ◆ Sitting room with sliding doors leading to a conservatory, stone fireplace surround, and hearth.
  - ◆ Conservatory enjoys a triple aspect outlook over the gardens plus access doors and finished with Indian stone paved flooring.
  - ◆ Dining room with feature picture window with views down the garden and an auxiliary door to the annexe.
  - ◆ Comprehensively fitted kitchen with wooden cabinets and providing excellent storage, Hygena twin gas and electric ovens and pull out pantry cupboards, Atag gas hob with stainless steel extractor above and saucepan drawers beneath, stainless steel sink and drainer with window above, plumbing for dishwasher, matching range of wall mounted cupboards plus a dresser style unit.
  - ◆ Utility room has matching cupboards to the kitchen with a secondary stainless steel twin sink unit, plumbing for washing machine integrated fridge and freezer, door to outside and a floor mounted Ideal Mexico gas fired boiler installed in 2023.
  - ◆ Access from the hall to office/bedroom 4 with window to the front.
- Self-contained attached ground floor annexe/office comprises hall with its own front door leading to a security gate to the drive.



- ◆ The hall also includes sliding doors leading out to the main patio and garden.
- ◆ Cloakroom with low level WC, wash basin, vanity unit and window.
- ◆ Annex/Bedroom 5 also with sliding doors and window leading out to the patio and garden, this room would also make an ideal office with independent access to the front.
- ◆ Kitchenette with tiles worksurfaces, stainless steel sink and drainer, space for a larder fridge, fitted cupboards and a dresser style wall unit.
- ◆ Impressive staircase from the hall leads to a galleried landing with window to front and access to roof space with loft ladder connected.
- ◆ Principal bedroom has superb views over the garden and an ensuite cloakroom/dressing room with bidet, low level WC, and pedestal washbasin, a door also leads to the landing.
- ◆ Both bedrooms 2 and 3 have built in wardrobe cupboards and enjoy views over the rear garden.
- ◆ Large bath/shower room with separate shower cubicle, oval bath, bidet, wall mounted WC, washbasin with vanity cupboard, heated towel rail and airing cupboard housing the hot water tank, plus 2 windows to the front.

## Outside

- ◆ One of the features of the property are its beautiful gardens which have been established over many years.
- ◆ Immediately adjacent to the back of the house is an attractive herringbone brick paved patio with access from the conservatory and the sliding patio doors from the annexe, hall and annexe sitting room.
- ◆ The gardens are of good size and laid to lawn and include well established mature shrubs and trees, including a superb Acer and an ornamental pond with water feature, a green house.
- ◆ The gardens continue to a concealed area at the bottom where there is a good sized potting shed with veranda.
- ◆ Good sized gravel drive to the front provides multiple off road parking and leads to a detached garage with 2up and over doors both power and light connected and a personal door to the side.
- ◆ There are security gates to both side of the house.

## Location

- ◆ Collingwood enjoys a convenient location within walking distance to Pembury Primary School and also to the village green and high street with general store and post office.
- ◆ Regular bus service to Tunbridge Wells and local Secondary schools.
- ◆ Tunbridge Wells mainline station is 3 miles away and High Brooms 2.5 miles.
- ◆ Conveniently located just over a mile from the A21 and the local hospital.

## Viewing

Strictly by appointment only through sole agents Sumner Pridham  
 info@sumnerpridham.co.uk 01892 516615

