



**Connells**

The Coppice  
Pembury Tunbridge Wells

# The Coppice Pembury Tunbridge Wells TN2 4EY

for sale offers in excess of  
**£500,000**



## Property Description

Nestled within the picturesque and ever-popular village of Pembury, this delightful three/four bedroom detached home combines generous living space, characterful features, and exciting future potential. Its light-filled interior offers a warm and welcoming feel from the moment you step inside.

The ground floor provides a versatile layout, featuring a spacious lounge/dining room ideal for family gatherings and relaxation, along with a well-appointed kitchen/breakfast room complete with appliances. A further downstairs bedroom - equally suited as a home office or playroom adds flexibility for modern living.

Upstairs, three well-proportioned bedrooms are served by a family bathroom, creating comfortable accommodation for growing families. For those seeking to expand, the property offers excellent scope for enhancement, including potential for a loft conversion or a double-storey rear extension (subject to usual planning consents).

Outside, the home enjoys beautifully established front and rear gardens, with lush lawns, mature shrubs, and natural hedging creating a private and tranquil setting - perfect for children to explore or for adults to unwind.

A generous driveway provides parking for

multiple vehicles, complemented by a garage offering valuable additional storage or workshop space.

This charming home presents a rare opportunity to secure a versatile property in a sought-after village location, with ample room to tailor its future to your own vision.

## Ground Floor

### Entrance Porch

### Entrance Hall

### Lounge/Dining Room

### Kitchen/Breakfast Room

### Bedroom Three

## First Floor

### Landing

### Bedroom One

### Bedroom Two

### Bedroom Three

### Family Bathroom

## Outside

**Front Garden**

**Rear Garden**

**Driveway**

**Garage**

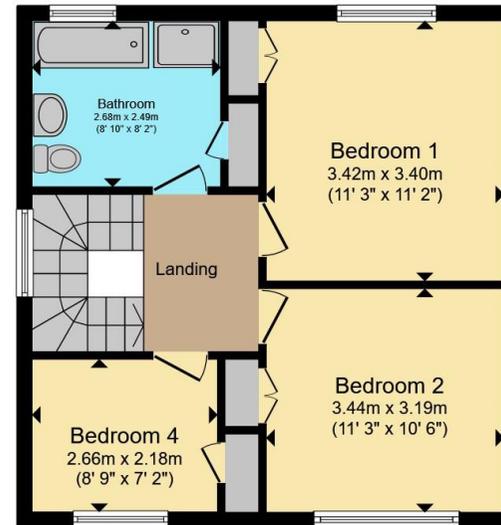
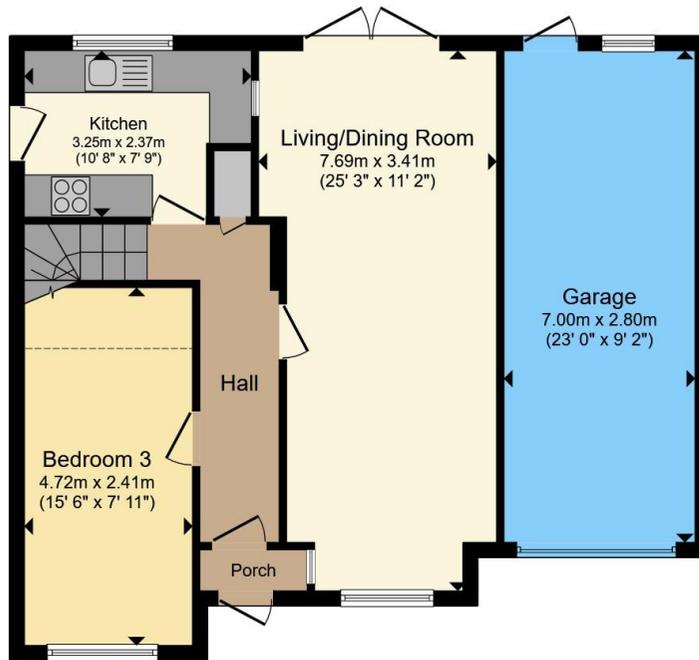
**Location**

Pembury is a delightful village predominantly set around an attractive village green. It has an excellent range of local shops including a pharmacy, general store, pubs and a doctor's surgery as well as a community recreation ground. It has a good primary school as well as further state secondary and grammar schools nearby in Tunbridge Wells and Tonbridge. The Tunbridge Wells Hospital is within easy reach and there are fast direct train services to London from 4 mainline stations, whilst the A21 connects with the M25.









**Ground Floor**

**First Floor**

Total floor area 120.7 m<sup>2</sup> (1,299 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax Band: E

Tenure: Freehold

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