



TOP LODGE, PEMBURY ROAD
TUNBRIDGE WELLS
GUIDE PRICE: £495,000 - £525,000



Top Lodge, Pembury Road

Pembury Road, ,
Tunbridge Wells, , TN11 0QG

Rarely available and highly unusual detached lodge house which has been fully refurbished to the highest standard retaining period features such as the open fireplace, decorative stone work and arched windows. Situated with a rural backdrop but just 3 miles to a main line station.

Get ready to fall in love with this house! Situated against a rural background mere minutes from woodland walks and stunning views yet positioned just 3 miles from a main line station this Grade II listed detached lodge house has been the subject of complete refurbishment offering a wealth of period features such as arched doors and windows, brick built open fireplace and decorative stone with the advantage of modern details including brand new wiring, heating and hot water systems, new kitchen and bathroom and alarm system. Approaching the property you first notice the covered porch with beautiful arch detailing and stone steps up to the original front. Stepping inside there is a stunning brick built open fireplace in the living room and offers triple aspect. There is a kitchen/ dining room with traditional shaker style kitchen with space for all the usual appliances and feature stone walls and beams. Upstairs there are two double bedrooms and a bathroom which is fitted with both bath and shower. Externally there is ample parking and a garden which is screened with hedging. Planning permission has previously been granted for a two storey side extension (lapsed) so there could be potential for enlargement SSTP. Being sold with no chain.



ENTRANCE PORCH:

Stone steps lead up to the covered porch with arch detailing and the original wood front door.

LIVING ROOM:

Triple aspect with windows to side, front and rear, brick built open fireplace, TV point, ceiling spotlights, alarm panel, panel radiator.

KITCHEN/ DINING ROOM

The kitchen is fitted with a range of shaker style cupboards and drawers with a solid oak worksurface, porcelain sink with drainer and mixer tap, integrated washer/ dryer, halogen hob and electric oven fitted under, windows to front and side, sunken waste receptacle, tiled floor, original feature stone wall, beam with spotlights fitted.

LANDING:

Smoke alarm, doors to bathroom and bedrooms.

BEDROOM:

Original latching door, double aspect to rear and side, panel radiator, wall lights.

BEDROOM:

Window to front, built in wardrobe with hanging rail, original feature fireplace, loft hatch, panel radiator.

BATHROOM:

Window to front, bath with mixer tap and tiled splashback, corner shower cubicle with thermostatic shower and tiled walls, WC with concealed cistern, hand wash basin, heated towel rail, airing cupboard housing hot water tank and pressure pump, ceiling spotlights.

OUTSIDE:

The property is well served with off road parking via a gravel driveway, the boundaries being marked with low level hedging. There is a newly laid patio and lawn area as well as an outside tap and security lighting.



TENURE:

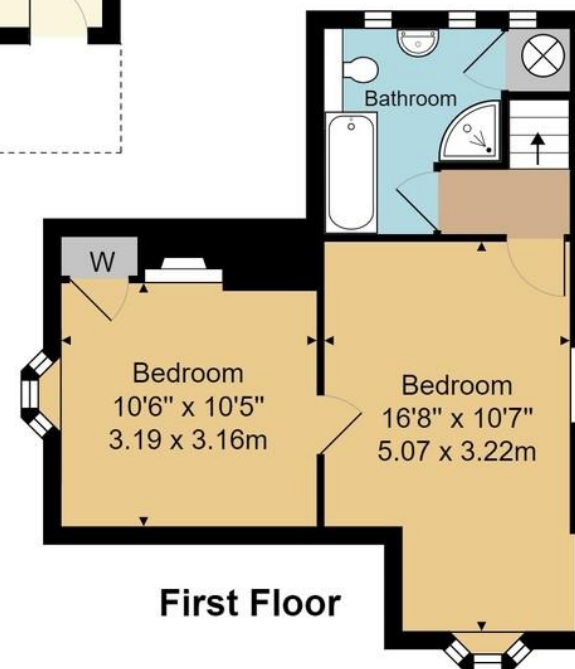
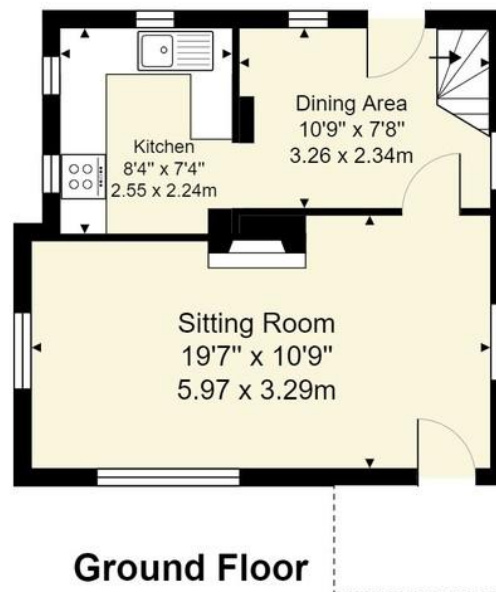
Freehold.

VIEWING:

Strictly by appointment Wood & Pilcher 01892 511311

DIRECTIONS:

The property must be approached from Tonbridge along the A21, as you crest the hill there is fencing along the left hand side and a sign "Private Access Only" - turn here and follow the road round and you will see the house ahead.



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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BRANCHES AT CROWBOROUGH, HEATHFIELD, TONBRIDGE,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Approx. Gross Internal Area 751 sq. ft / 69.8 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.