



7 The Gill, Pembury, Tunbridge Wells, TN2 4DJ.

Guide Price £595,000 - £625,000

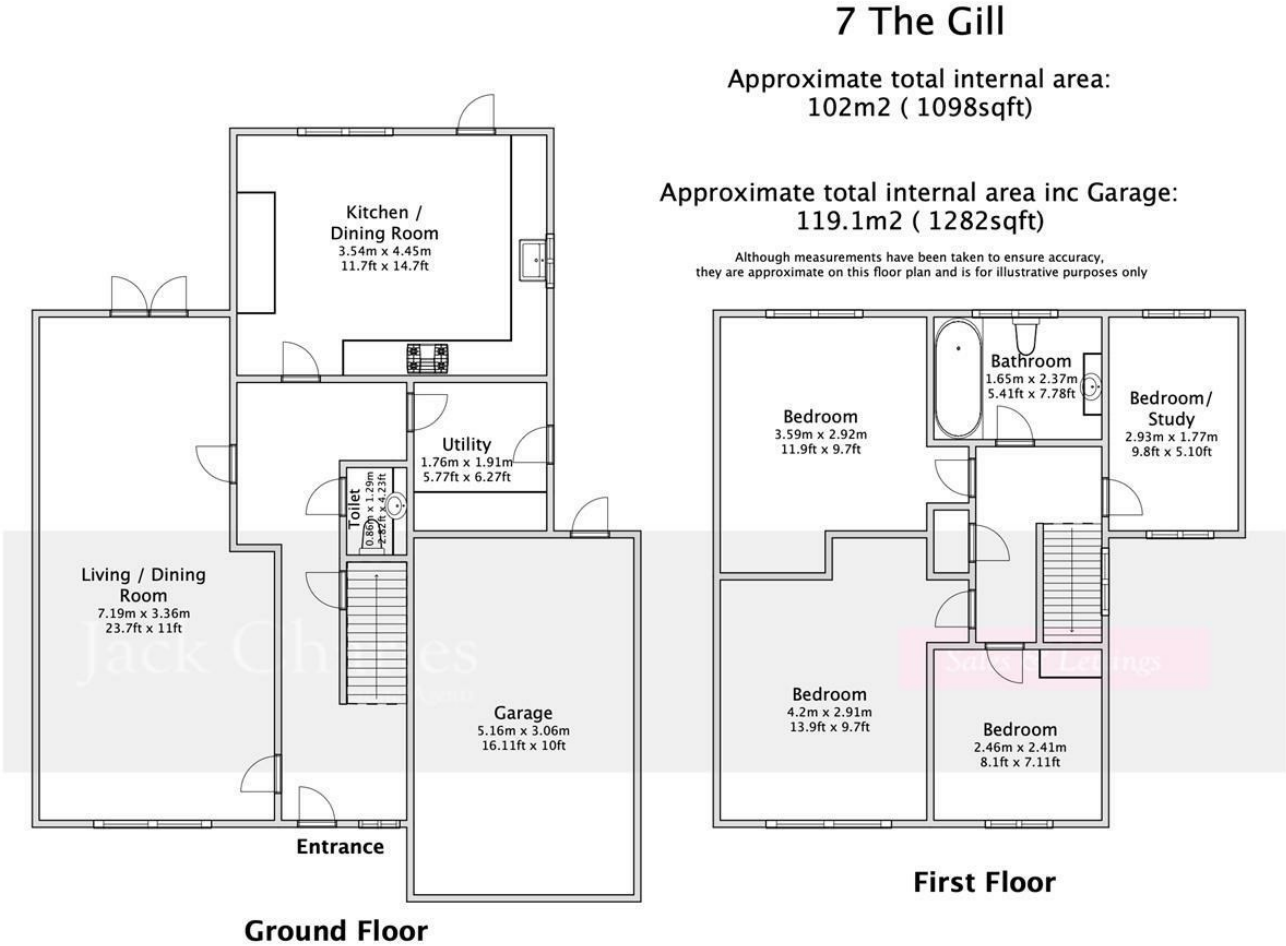
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*Sales & Lettings*



- Link Detached House
  - Kitchen / Breakfast Room
  - Pretty Rear Garden
- Four Bedrooms
  - Cloakroom & Utility Room
  - Parking & Garage
- Lounge / Dining Room
  - First Floor Bathroom
  - Village Location

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>66</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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## To Be Sold

Nestled in the charming village of Pembury, this beautifully presented four-bedroom link-detached house offers a perfect blend of comfort and style. Upon entering, you are welcomed into a spacious entrance hall and in turn, lounge and dining room, ideal for both relaxation and entertaining. The large kitchen and breakfast room is a delightful space, perfect for family gatherings or casual meals, and is complemented by a separate utility room and cloakroom for added convenience.

The property boasts four well-proportioned bedrooms and a bathroom, providing ample space for family living or guests. Outside, the pretty garden offers a serene escape, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the property includes a garage and parking, making it practical for everyday living.

Situated in a picturesque village location, this home is not only a peaceful retreat but also conveniently located near local amenities and transport links to both the A21 and good local schools in both Tonbridge & Tunbridge Wells in the public, private and state sectors.

## Situation

Pembury is very conveniently situated close to the A21 that bypasses the village and provides a direct connections to the coast and to the M25 further north. For commuters there is a choice of frequent London-bound services from stations in Tunbridge Wells (about 3.3 miles), Paddock Wood (about 5 miles) and Tonbridge (about 5.7 miles).

Residents of Pembury enjoy their proximity to the thriving town of Tunbridge Wells, whether by car or public transport direct to the centre of town (less than 3 miles). Well regarded schools for all ages can be found in the town, as well as secondary level independent schools in Tonbridge, Sevenoaks and the wider area.

There is a bus link from the bottom of Henwood Green Road (7 mins walk) that caters for all Grammers and schools - Tonbridge & TW catchment, and also it's a 5 min walk to Pembury Primary from the house.

Pembury offers local services and shops, including post office, convenience stores, a chemist and a filling station. There is a popular garden centre, and on the outskirts is the new Tunbridge Wells Hospital (2011) can be found.







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