An impressive and immaculately presented 19th Century country house, with ancillary accommodation, attractive gardens and grounds and conveniently-placed for Tunbridge Wells, Tonbridge and Sevenoaks.

Pembury village: 2.3 miles, Tunbridge Wells: 4.2 miles, Tonbridge: 4.8 miles, Gatwick Airport: 28 miles, Ebbsfleet International: 30 miles

Ground Floor
- entrance porch • formal reception hall • drawing room • sitting room/dining room • study
- kitchen/breakfast room • utility room/laundry • family/games room • shower room

First Floor
- landing • master bedroom suite • 4 further double bedrooms (3 en suite) • bedroom 6

Cellar
- 2 store rooms • brick wine vault

The Coach House
- sitting room • kitchen • 2 bedrooms • bathroom • terrace garden
- 2 garages • 2 store rooms

Outside
- gated driveway approach • established gardens • courtyard
- all weather tennis court • swimming pool • pool house
- gardens and grounds of about 3.35 acres
- woodland, fields and ponds of about 24.30 acres

EPC main house = D, Coach House = F
DESCRIPTION
An elegant and beautifully-appointed unlisted former rectory, dating back to the 19th century and enjoying a lovely outlook to all sides over established gardens and park-like grounds, with a tucked away position on the eastern side of Tunbridge Wells.

There is an excellent choice of junior and senior schools in the area, including nearby Kent College Pembury (for girls) and grammar schools in Tunbridge Wells, Tonbridge and Sevenoaks, all of which are easily accessible via the A21.

The property exudes charm and warmth, with a canopied front porch festooned with rambling roses and many characterful period features including oak flooring and pretty fireplaces. A welcoming reception hall in the centre of the house gives access to a study and high-ceilinged formal reception rooms. These have huge sash picture windows and working folding shutters with ‘door bases’ allowing direct access to the garden on the southerly side. This creates lovely spaces for entertaining and one of the fireplaces features a beautiful inscribed 1757 and some interesting aged porcelain hearth tiles depicting everyday scenes.

The spacious contemporary country-style kitchen/breakfast room, complete with electric Aga, provides excellent family space and links to a practical domestic area, which includes the substantial and bricked cellar below. A delightful sheltered courtyard lies on this side of the house, being the footprint of a previous wing demolished by fire in the 1940s, and featuring the remnants of a previous fireplace.

Completing the ground floor accommodation is a huge family/games room, with its own private door out to the front forecourt and a shower room off.

Six light and beautifully presented bedrooms are arranged over the second floor, each with an attractive outlook over the grounds and individual character features, and four with well-appointed en suite facilities, including a charming master bedroom suite.

THE COACH HOUSE
The handsome period detached coach house lies to the front of the main house, offering self-contained two-bedroom ancillary accommodation on the first floor, with the original traditional cobbled stable area below, now used for garaging and storage.
GARDENS AND GROUNDS

The established grounds surrounding the house extend to about 3.35 acres and provide an attractive setting. The sheltered lawns to the eastern-most side are accessed from the principal living areas. A superb architect-designed glazed pool room, together with an outdoor heated swimming pool lies beyond.

A part-walled garden lies to the other side of the house, with an all-weather tennis court, timber outbuilding and a greenhouse.

The property is approached to the front via a private driveway with automatic gates from a narrow lane off Old Church Road which gives access to three other properties.

The majority of the land-holding lies opposite Pembury Hall to the south, comprising an attractive block of fields, mixed woodland and two ponds, amounting to about 24.3 acres, making a total of about 27.65 acres in all.

It is possible to walk through the woods to Pembury village, whilst Kent College junior and senior schools, and the historic Norman Old Pembury Church are a short walk via the ‘Vicar’s path’ from the house.

SITUATION

Pembury Hall is located in a tucked away semi-rural position about 2.3 miles to the north of Pembury village, which offers a good range of amenities including a farm shop, chemist, post office, hairdressers, newsagent and a supermarket. There are more comprehensive shopping and leisure services in Tunbridge Wells (4.2 miles) and Tonbridge (4.8 miles).

State and private schools: Well-regarded primary schools in Pembury and Matfield/ Brenchley, grammar schools in Tonbridge, Tunbridge Wells, Sevenoaks and Chalton, independent senior schools in Pembury, Tonbridge, Tunbridge Wells, Sevenoaks, Bexenden, Maidstone and St Albans. Preparatory schools include Kent College (Pembury) and the Schools at Somerhill and Hilden Grange in Tonbridge.

Mainline rail: Tonbridge (4.1 miles), offers fast and frequent commuter services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street.

Communications: The A21 (1 mile) links north to Tonbridge, Sevenoaks and the M25 London orbital and on to other motorway networks. Channel Tunnel, Gatwick and Heathrow airports and the coast.

Services: Mains water and electricity. Oil-fired central heating. Private drainage.

Outgoings: Tunbridge Wells Borough Council. Tax Band H.
Pembury Hall, Pembury, Tunbridge Wells

Gross internal area (approx.)
- House - 534.9 sq m (5758 sq ft)
- Coach House - 81.2 sq m (874 sq ft)
- Garaging - 103.7 sq m (1116 sq ft)

**Ground floor**
- 7.81 x 6.19
- 5.06 x 2.32
- 4.89 x 4.26
- 6.31 x 3.64

**First floor**
- 7.82 x 4.94
- 5.29 x 3.76
- 5.01 x 4.52
- 5.40 x 5.29

**Cellar**
- 16'2'' x 13'4"
- 16'7'' x 7'7"

**Sitting / Dining room**
- 25'7'' x 16'2"
- 7.81 x 6.19
- 4.89 x 4.26

**Breakfast room**
- 50'5'' x 14'9"
- 15'7'' x 7'10"

**Bedroom**
- 9'4'' x 9'3"
- 17'11'' x 16'0"

**Drawing room**
- 7.22 x 4.93
- 16'2'' x 13'4"

**Garage**
- 16'2'' x 13'4"
- 18'9'' x 15'10"

**Study**
- 5.44 x 4.78
- 16'7'' x 7'7"

**Reception hall**
- 25'7'' x 20'3"
- 5.71 x 4.83

**Pool room**
- 17'4'' x 12'4"
- 4.93 x 4.06

**Dressing room**
- 5.47 x 4.89

**Utility room**
- 4.60 x 4.36

**Garden room**
- 16.7' x 11.2'

**Cellar**
- 16'5'' x 14'10"

**Bedroom**
- 5.06 x 2.32
- 16'2'' x 10'7"

**Wine cellar**
- 17'4'' x 17'4"

**Wine store**
- 0m

**Reception hall**
- 25'7'' x 20'3"

**Garage**
- 21'8'' x 15'5"

**Games room**
- 6.62 x 4.72

**Dining room**
- 2.22 x 4.05

**Bedroom**
- 5.01 x 4.52

**Second floor**
- 5.04 x 4.57

**Master bedroom**
- 17'11'' x 16'0"

**Bedroom**
- 5.40 x 5.29

**Garaging**
- 5.06 x 2.32

**Bedroom**
- 16'2'' x 10'7"

**Wine store**
- 0m

**Parking**
- 16'2'' x 10'7"

**Kitchen**
- 50'5'' x 14'9"

**Sitting / Dining room**
- 7.81 x 6.19
- 4.89 x 4.26

**Bedroom**
- 7.02 x 3.93
- 16'2'' x 13'4"

**Study**
- 5.47 x 4.89

**Bedroom**
- 15'9'' x 11'7"