



# Impressive and striking newly built family home

Hastings Road, Pembury, Tunbridge Wells, Kent TN2

Freehold





Modern and energy-efficient home • Secluded plot in a highly convenient location • Light and spacious open-plan living • Discreetly positioned home office • Fabulous principal bedroom suite • Choice of delightful 'outside living' areas • Integral double garage • EPC rating: B

#### Local information

Pembury is very conveniently situated. The Hastings Road, once the main route from London to the coast, now just serves local traffic having long been relieved by the recently dualled A21 that bypasses the village and provides a direct connection 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.

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 the new Tunbridge Wells Hospital (2011) can be found.

#### About Plum Tree House

This newly constructed family home is a real gem. Designed, specified and finished to an impressive standard, the owners have drawn on their wealth of experience to achieve a truly wonderful and up to date home that delights on many levels.

The house and garden are not overlooked and the many floor-to-ceiling windows frame a range of pleasing outlooks. The garden is quite a haven, with a patio shaded by the mature plum tree.

The heart of this spacious home is designed for open-plan living, combining a stylish kitchen with areas for dining and family living. Underfloor heating serves the entire ground floor, and fully opening bi-fold doors open out onto a west-facing terrace that captures the evening sunshine. A delightful sitting room also opens out onto this terrace and other assets like the home office, pantry and utility room all fit naturally into the layout.

Upstairs are the principal suite and four good double bedrooms, one with a spacious en suite bathroom, and an additional family bathroom.

The principal bedroom suite is a real delight, with a dressing room and an impressive bathroom set off its own private hallway. Further expansive bi-fold doors open onto the balcony that extends around the entire front of the house.

Plum Tree House will delight viewers who are looking for crisp, modern style combined with light, space and successful design.

**Tenure:** Freehold

#### Local authority

Tunbridge Wells Borough Council

#### Viewing

By appointment with Savills only







**Plumtree Hous3, Pembury Road, Tunbridge Wells, Kent TN2 4JS**

**Gross internal area (approx)** 276.6 m<sup>2</sup> / 2,977 ft<sup>2</sup>

**Garage** 34.7 m<sup>2</sup> / 374 ft<sup>2</sup>

**Total** 311.3 m<sup>2</sup> / 3,351 ft<sup>2</sup>



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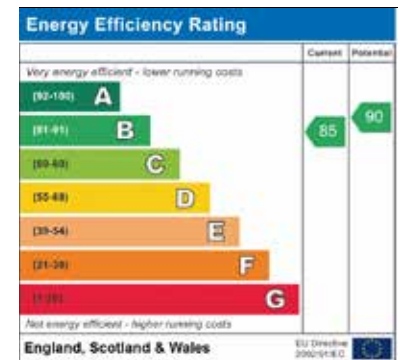
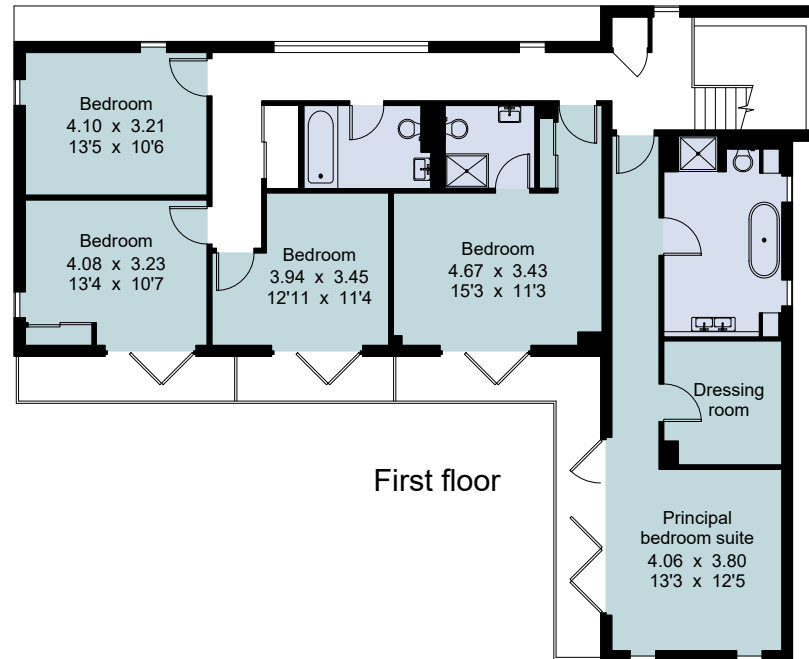
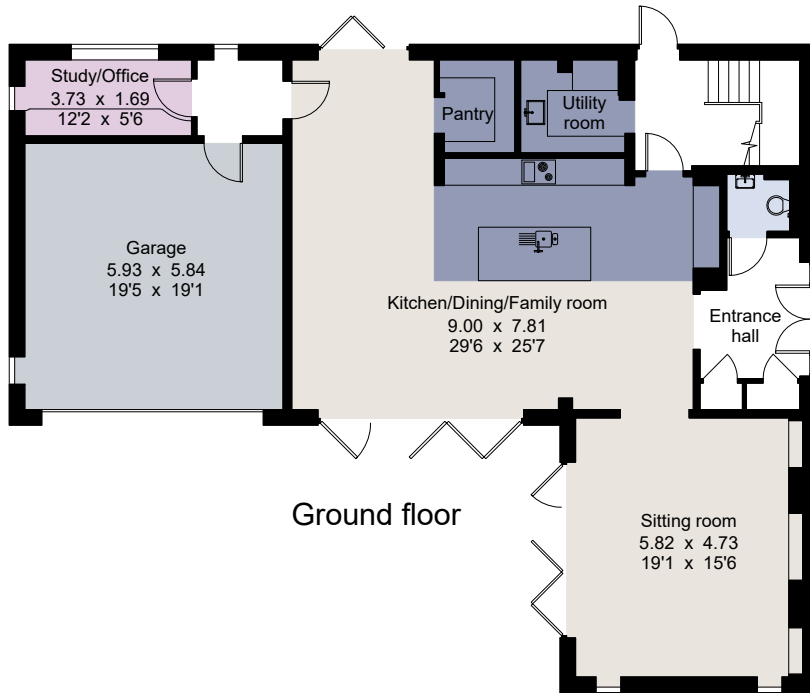
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