



A 5/6 bedroom detached home with potential

Longhill, Romford Road, Pembury, Tunbridge Wells, Kent, TN2 4JD

Freehold



Entrance hall • sitting room • dining room • kitchen/
breakfast room • conservatory • 5 bedrooms • study/
bedroom 6 • 2 bathrooms • garden • workshop and shed
• 2 garages • parking • about 0.53 acres in total • EPC = E

Description

Constructed in the 1960s and occupying a generous elevated plot with an attractive view towards Pembury village, this spacious and well-presented property offers adaptable accommodation, together with two garages, parking space and a good-sized established garden.

The property is tucked away in a small lane between the villages of Pembury and Matfield, less than five miles from Tunbridge Wells. There is an excellent choice of schools in the area and Tonbridge (about 7.6 miles) or Paddock Wood (about 4.2 miles) stations offer commuter services to London Charing Cross and Cannon Street.

Extended to the rear by the current owner, there is scope to reconfigure the layout subject to any necessary consents.

The gently sloping garden wraps around the house with a terrace and links through to a glade of mature trees beyond a high brick wall on the northern side.

Longhill is set well back from Romford Road, with a parking and turning space, two garages and a long path leading via a pedestrian gate to the front door.

The entrance to Longhill abutts a secondary access to the neighbouring Hazeldene House.

Situation

Pembury (about a mile) has a good range of local amenities. Further services in Matfield (2 miles), Paddock Wood (4.2 miles) or Tunbridge Wells (5.5 miles). Village primary schools in Pembury and Matfield/Brenchley, grammar schools in Tonbridge, Tunbridge Wells and Cranbrook, independents in Tonbridge, Tunbridge Wells and Sevenoaks, the Schools at Somerhill and Hilden Grange in Tonbridge.

Directions: TN2 4JD

From Tunbridge Wells take the A264 Pembury Road east and turn right to Pembury at the traffic lights. From the High Street, turn left into Lower Green Road just before the Village Green. After 0.4 miles turn right into Romford Road, which continues straight over a cross roads. Continue for about 0.5 miles and Longhill will be found on the left, just before Hazeldene and the intersection with Woodside Road.





Services

Mains, water, electricity and drainage. Electric night storage heaters, LPG gas for cooking.

Outgoings

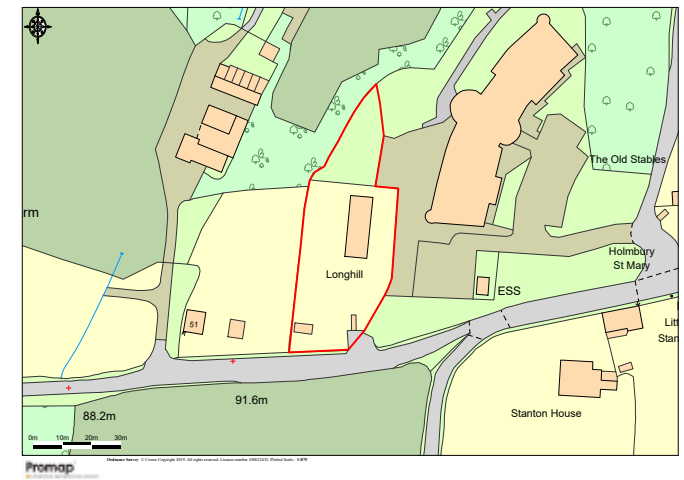
Tunbridge Wells Borough Council: 01892 526121. Council Tax Band E.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



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Approximate Area 173.7 sq m / 1870 sq ft

Workshop 18.0 sq m / 194 sq ft

Garages 24.4 sq m / 263 sq ft

Total 215.6 sq m / 2321 sq ft

Including Limited Use Area (2.4 sq m / 26 sq ft)

Becky Card

Savills Tunbridge Wells

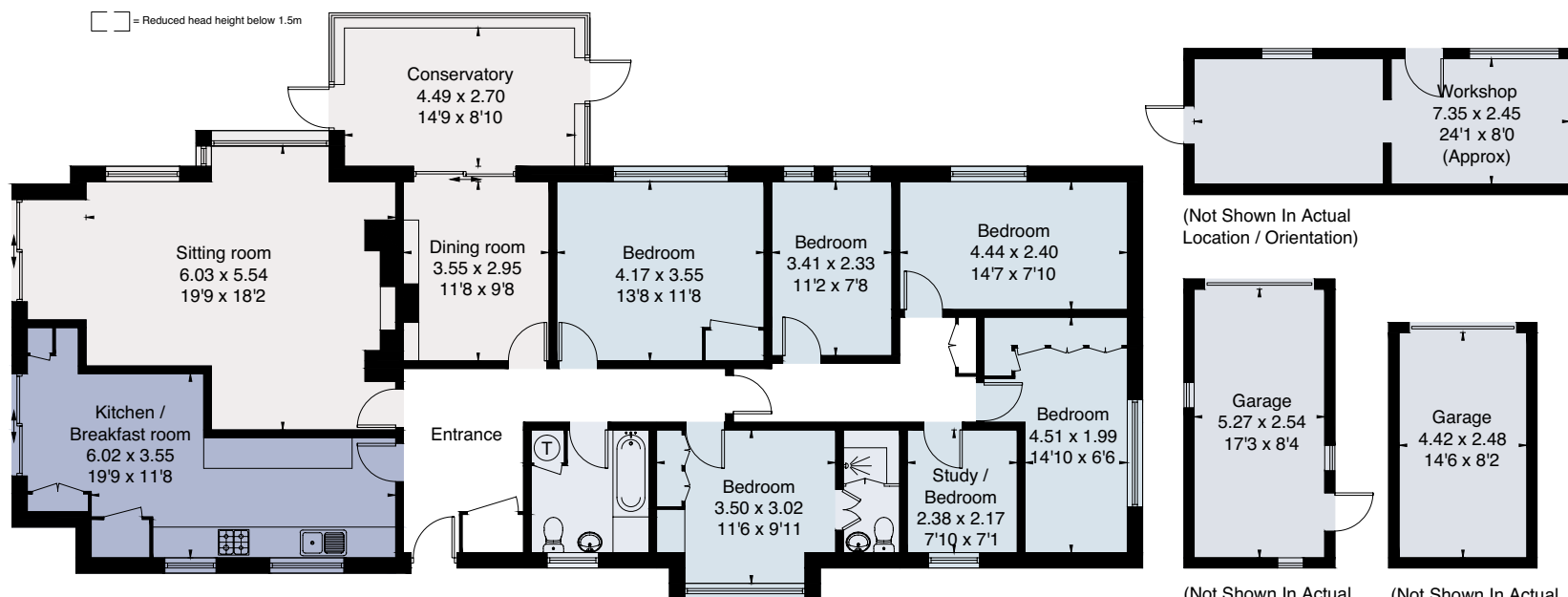
01892 507 000

tunbridgewells@savills.com

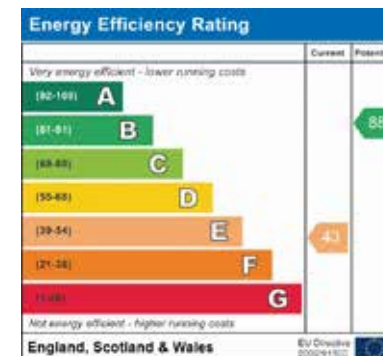


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Ground Floor



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