



A handsome and substantial semi-detached family house

81 Hastings Road, Pembury, Tunbridge Wells, Kent TN2 4JS

Freehold

savills



Semi-detached period house • principal bedroom with ensuite bathroom • four further bedrooms • two shower rooms • two reception rooms • open plan kitchen/diner/family room • utility room • generous garden • driveway parking.

#### About 81 Hastings Road

Found within the thriving village of Pembury and comfortably set back from the road, 81 Hastings Road is a striking and sizeable, semi-detached period house with later additions, that offers well-proportioned, beautifully presented accommodation set across three floors with a flexible and generous layout, well-suited to the needs of modern family living and entertaining.

A spacious reception hall leads to the impressive and highly stylish open plan kitchen/diner/family room to the rear of the house. The kitchen enjoys a complimentary mix of old and new, with exposed brick wall framing the gas Rayburn whilst striking Calacatta Quartz work tops, sit above stylish base cabinetry providing good storage and plenty of preparation space. There is an integrated AEG induction hob and extractor and two Neff electric ovens, integrated Bosch dishwasher, a breakfast bar and space for an American style fridge freezer. The kitchen is open to the large, reception room flooded with natural light by the glass lantern, which is easily zoned into a dining area and family room with bi-fold doors opening onto the paved terrace and gardens beyond. A utility room adjoins the kitchen, leading to the ground floor w.c. and shower room, and has direct access onto the garden.

A more formal sitting room sits to the front of the house, with an attractive feature fireplace, exposed wooden floors and bay window. A further reception room is currently used as a TV room and snug.

The first floor comprises of three light and spacious double bedrooms with a further single bedroom, which is currently used as a very useful study/office space for working from home together with a newly appointed shower room.

The principal bedroom is found on the second floor and enjoys a luxurious ensuite bathroom and the delightful far reaching views to the rear.

Outside: The house enjoys a large, level garden to the rear ideal for child's play and outdoor entertaining on a large scale, with gated side access to the driveway and parking for 4-5 cars.







### Local Information

81 Hastings Road is found in the village of Pembury. Centred around the pretty village green, there are good local amenities with choice of Churches, a number of pubs, choice of takeaway restaurants, café, newsagent, hairdresser, chemist, petrol station, Post Office and Village Hall and is home to many local clubs and groups including the football and cricket teams; there is also access to many countryside walks and cycle routes.

Pembury lies around 3 miles to the north west of Tunbridge Wells with it's extensive shopping and recreational facilities and mainline station, the village is also within very convenient reach of the nearby towns of Tonbridge and Sevenoaks and well placed for the cinema, bowling alley, further shopping and recreational facilities Knights Park.

**State and private schools:** There are many highly-regarded schools in the Tunbridge Wells, Tonbridge and Sevenoaks, including Kent grammar schools and independent schools in Sevenoaks, Tonbridge, Mayfield, Eastbourne, Upper Dicker (Bedes) and Brighton. The Skinners' Academy, Beechwood Sacred Heart School and Kent College are all within convenient reach.

**Mainline rail:** 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).

**Communications:** The dualled A21 (accessible at several points) that bypasses the village provides a direct connection to the M25 further north and access to the coast to the south.



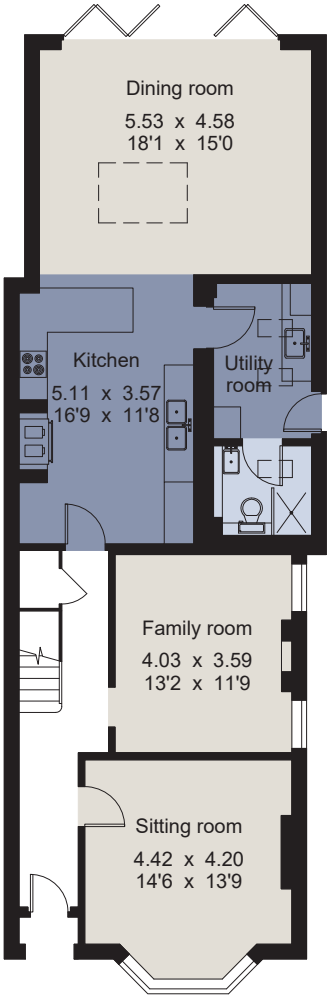
81 Hastings Road, Pembury  
Gross internal area (approx) 198.9 sq m/2140 sq ft



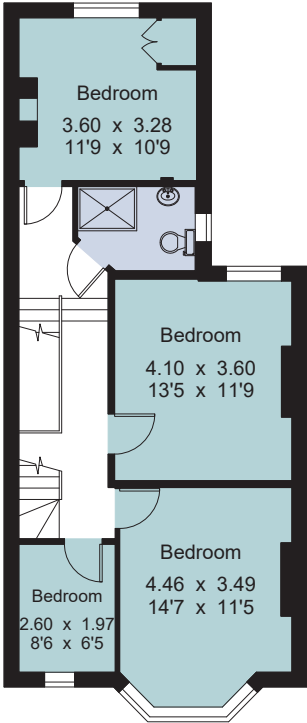
savills

savills.co.uk

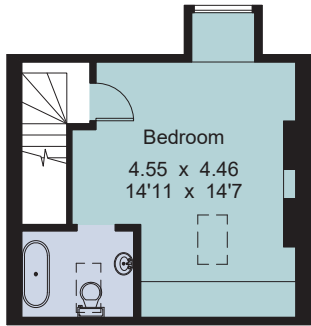
Natasha Selbie  
Savills Tunbridge Wells  
01892 507000  
tunbridgewells@savills.com



Ground floor



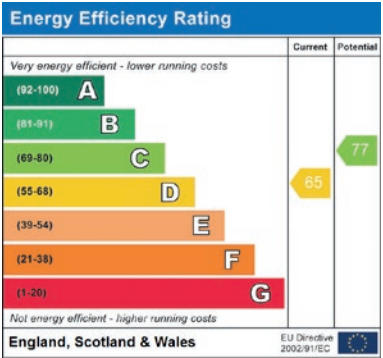
First floor



Second floor



For identification only - Not to scale  
© Trueplan (UK) Limited



For identification only. Not to scale. ©

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by Trueplan (UK) Ltd