



8 Hastings Road, Pembury, Tunbridge Wells, Kent

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An impressive detached Edwardian property offering elegant and well-proportioned family accommodation, set in an elevated position in the heart of Pembury village, close to local amenities and just over 3 miles from Tunbridge Wells High Street and mainline station.

### Situation

The property is located in the heart of the popular village of Pembury which offers a range of local amenities and a hospital. Nearby, the larger towns of Tunbridge Wells and Tonbridge and the village of Paddock Wood have a range of commercial, shopping and leisure facilities including Waitrose and mainline stations with direct services to London. Communications in the area are excellent, two minutes' drive from the A21 enables access to the M25 and national motorway network, Gatwick and Heathrow airports, the Channel Tunnel and ferry ports.

There are a number of well-regarded schools in the area including Kent College (Preparatory for girls and boys, and a senior school for girls) at Pembury, Tonbridge School, The Schools at Somerhill in Tonbridge and Holmewood House Preparatory in Langton Green. There are also grammar schools for girls and boys in Tunbridge Wells and Tonbridge. School bus services collect a minute's walk from the property.

Leisure facilities in the area include golf at a number of interesting courses in the vicinity; riding and walking in the surrounding countryside; sailing and water sports at Bewl Water and on the south coast.





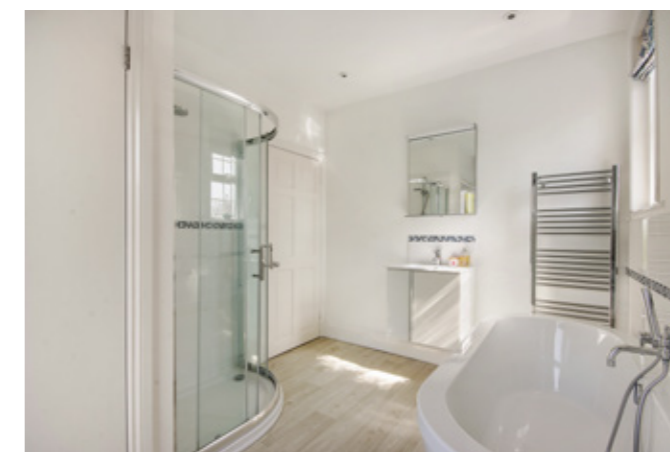
## Distances

A21 4 miles, Tunbridge Wells station 3.2 miles (London Bridge from 44 minutes), Paddock Wood station 5.2 miles (London Bridge from 43 minutes), Tonbridge station 5.6 miles (London Bridge from 33 minutes), London 39 miles (All times and distances are approximate).

## The Property

8 Hastings Road is an impressive and most attractive detached Edwardian house set in an elevated position, close to the local amenities of Pembury village. The property offers elegant and well-proportioned family accommodation, arranged over three floors with a perfect blend of character features and modern day convenience. On the ground floor, the sitting room features an ornamental period fireplace and has a wonderful bay window overlooking the front. To the rear, there is a study/family room with fitted cupboard and shelving. The large kitchen/dining room is a particular feature of the house and creates a perfect entertaining space with bi-fold doors opening out to the terrace and gardens. The well-appointed modern kitchen includes a range of fitted wall and base cupboards with integrated appliances, a large central island with breakfast bar, door to the rear and dining area with windows to the front. There is also a useful w.c. and stairs leading down to a cellar which provides two storage rooms.

On the first floor, the landing gives access to two bedrooms, laundry room and a family bathroom. There is also a study with an attractive oriel window to the front. The principal bedroom suite has a fabulous bay window overlooking the front and benefits from an en suite shower room as well as a spacious dressing room (which could be a further bedroom if required). Stairs lead up to the second floor where there are three further bedrooms, one of which has an en suite shower room and fitted wardrobe cupboards with access to eaves storage.







## Gardens and Grounds

To the front of the house, there is a terraced garden with steps up to the front door. To the rear, a driveway leads to the private parking area with space for multiple cars as well as a timber garden store. The level rear garden is laid to lawn with some mature trees and fencing and hedging on all sides providing privacy. There is also a large paved terrace, which wraps around the front and side of the house, perfect for al fresco dining.

## Directions (TN2 4PD)

Proceed out of Tunbridge Wells on the A264 (Pembury Road) passing Dunorlan Park. Continue straight over two roundabouts and, at the traffic lights, turn right onto Pembury High Street. Continue for 0.6 of a mile on the High Street (which becomes Hastings Road) and the property will be found on the right-hand side. The entrance to the private parking area for the property can be accessed via a driveway, to the left-hand side of the front of the house.

## Property information

**Services** Mains water, gas and electricity. Gas-fired heating. Mains drainage.

**Local Authority** Tunbridge Wells Borough Council, Tel. 01892 526121

**Council Tax Band** F

**Tenure** Freehold

**Viewings** Strictly by prior appointment with Knight Frank, LLP

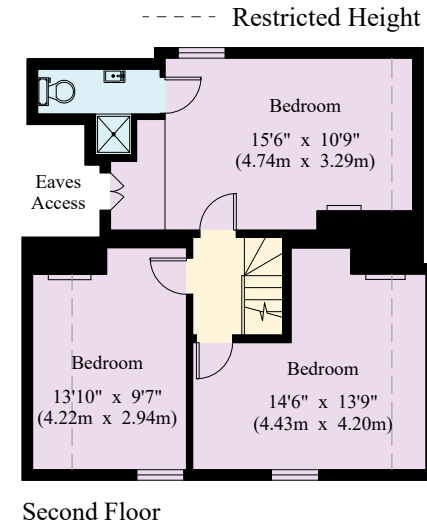
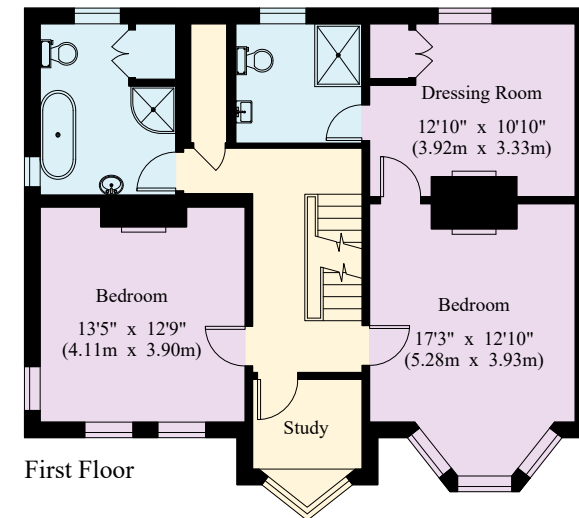
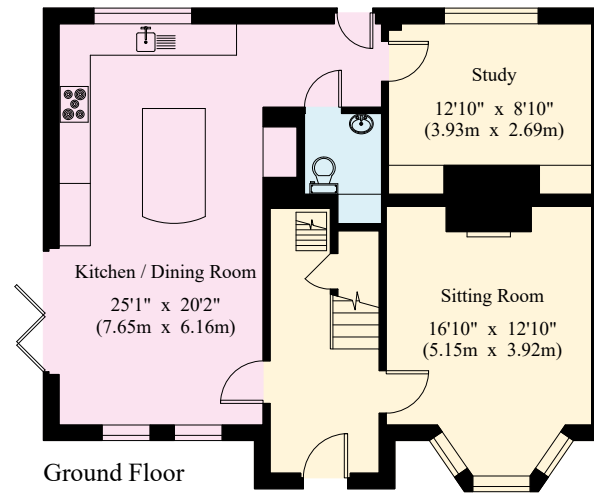
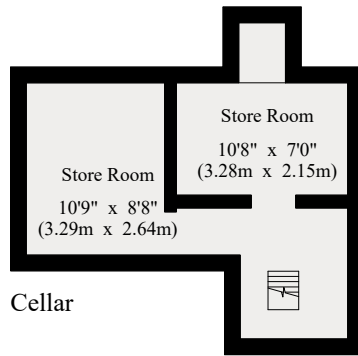


## Approximate Gross Internal Floor Area

Total Area = 240 sq m / 2,583 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [May 2024]. Photographs and videos dated [May 2024].

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