



Amberleaze Drive, Pembury, Tunbridge Wells, Kent





11 Amberleaze Drive, Pembury, Tunbridge Wells

An attractive family house offering well-proportioned and beautifully presented accommodation throughout with a fabulous kitchen/dining/conservatory and lovely gardens with paved terraces and single garage.

Pembury village. Tunbridge Wells 3 miles (London Bridge from 46 minutes). Paddock Wood mainline station 5 miles (London Bridge from 41 minutes). Tonbridge Station 5.5 miles (London Bridge from 38 minutes). M25(J5) 14 miles. Gatwick airport 26 miles. Central London 41 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Tunbridge Wells Borough Council, Tel. 01892 526121

Council tax band: F

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

The Property

11 Amberleaze Drive is an attractive detached property offering well-proportioned family accommodation, beautifully presented throughout. Internally, the front door opens into a reception hall with under stairs storage and doors opening into the principal reception rooms.

At the front of the house, the elegant living room has a bay window with fitted window seat, window shutters and a feature fireplace. There is a separate study/home office with window to the side and a storage cupboard.

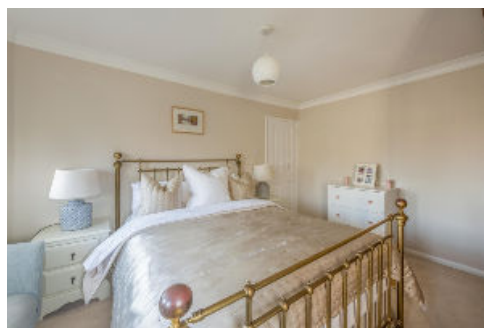
The impressive open plan kitchen/TV room/snug, with dining room/conservatory off, forms the heart of the house. The kitchen is very well appointed with a range of wall and base units, Range cooker, central island with breakfast bar and wood flooring. The spacious TV room/snug has a window to the side and would also make an excellent children's play room. From the kitchen a door leads through to a useful utility room with ground floor w.c. and door to the side of the property. The conservatory/dining room has lovely views over the garden and double doors opening to the terrace.

On the first floor, the landing gives access to the four bedrooms and a beautifully appointed family bathroom. The principal bedroom is at the rear of the house and benefits from a modern en suite shower room.

Gardens and Grounds

The house is approached over a driveway providing off-street parking for a number of cars. Double wooden gates lead through to the rear garden which is laid to lawn with hedge and fence borders. The paved terrace wraps around the rear of the house and provides ideal space for al-fresco dining and entertaining. There is a detached single garage as well as a separate area of garden with a shed and small terrace.





The property offers well-proportioned and beautifully presented family accommodation throughout.

Situation

The property is situated in the heart of Pembury village which offers good local amenities for everyday needs as well as a hospital. Nearby Paddock Wood offers a wider range of shopping, including Waitrose, as well as a mainline station serving London. The larger towns of Tunbridge Wells and Tonbridge have a broader range of commercial, shopping and leisure facilities.

Communications in the area are excellent. The A21 at Kippings Cross provides access onto 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 schools including Kent College for Girls at Pembury, Holmewood House Preparatory in Langton Green, Tonbridge School, The Schools at Somerhill in Tonbridge. There are also grammar schools for girls and boys in Tunbridge Wells and Tonbridge.

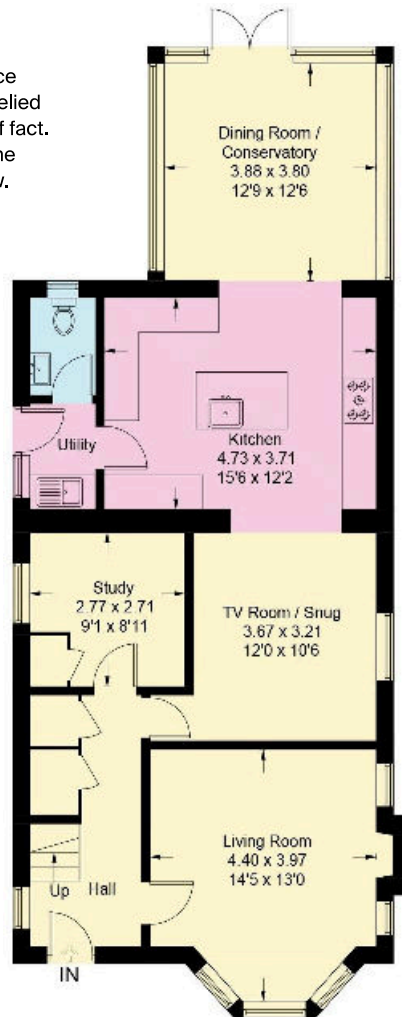
Leisure facilities in the area include golf at a number of interesting courses in the vicinity; riding and walking in the surrounding countryside; sailing and fishing at Bewl Water and on the south coast.

Directions (TN2 4HF)

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 along the High Street and, at the traffic lights opposite the Camden Arms Hotel, turn left onto Lower Green Road. Stay on this road, passing the village green, and take the first turning on the right into Amberleaze Drive. The entrance driveway to Number 11 is the second driveway on the right-hand side.

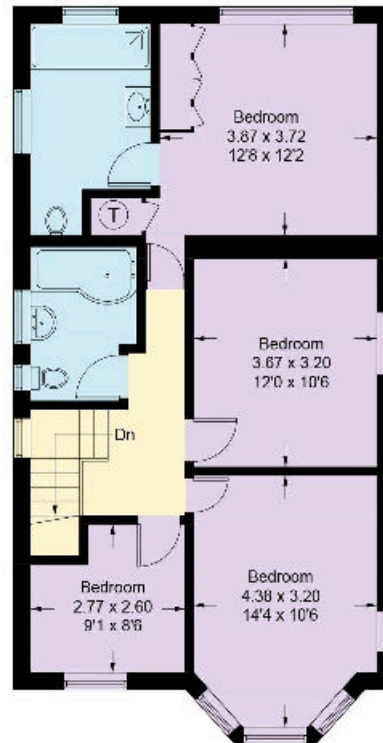


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



Ground Floor

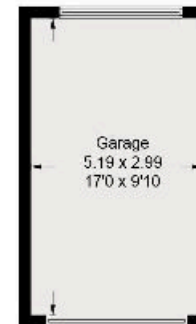
Approximate Gross Internal Floor Area
House: 156.9 sq m / 1689 sq ft
Garage: 15.6 sq m / 168 sq ft
TOTAL: 172.5 sq m / 1857 sq ft



First Floor



(Not Shown In Actual Location / Orientation)



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(ID938383)



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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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