



North Lodge, Old Church Road, Pembury, Tunbridge Wells TN2 4BN

Guide Price £895,000 Freehold

When experience counts...

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**bracketts**



Coming to the market with no onward chain is this character detached Lodge house enjoying a tucked away rural location just outside the curtilage of Kent College ( School ) and adjoining woodland to the rear and left hand side with beautiful bluebell walks and nature on the doorstep. Immediately opposite is farmland and far reaching views giving a rural idyll to this character home. The property is priced to allow for updating and improvement and boasts a large rear and side garden and parking for 6 + cars. There are two / three reception rooms, a large walk in larder, and kitchen / breakfast room with door to the rear garden. There are 3 / 4 bedrooms, one ensuite, plus a family bathroom. The Lodge House is set along a country lane, and borders Kent College School and was formerly used as staff accommodation. There is NO ONWARD CHAIN.

- Detached Lodge House
- Rural Pembury
- Parking for 6 Cars
- Countryside Views
- Adjoining Woodland at Rear
- Kitchen / Breakfast Room
- 2 - 3 Reception Rooms
- En-suite Shower Room
- 3 - 4 Bedrooms
- No Chain





## LOCATION:

Set approximately 2.5 miles north-east of Tunbridge Wells, Pembury is a large village with a population in excess of 6,000 people and a picturesque village green to its centre. Amenities include day-to-day shopping facilities with independent retailers amongst which are hairdressers, chemist, take-aways and eateries and on the fringe of the village is the Tesco supermarket. From here, there is access to the A21 - south to the coast and north to London which also connects to the M25.

In the village there are three places of worship and three public houses, a doctors' surgery and recreational space and cricket ground. As previously mentioned, Tunbridge Wells is about 2 miles away and here there are more comprehensive shopping, cultural amenities, secondary schools, alongside the individual retailers and cafe culture of the High Street and Pantiles.

Paddock Wood (approx. 4.7 miles) has further educational options and a mainline railway station that affords access into London Bridge and Charing Cross in 46 minutes.

## Additional Information:

Council Tax Band: F

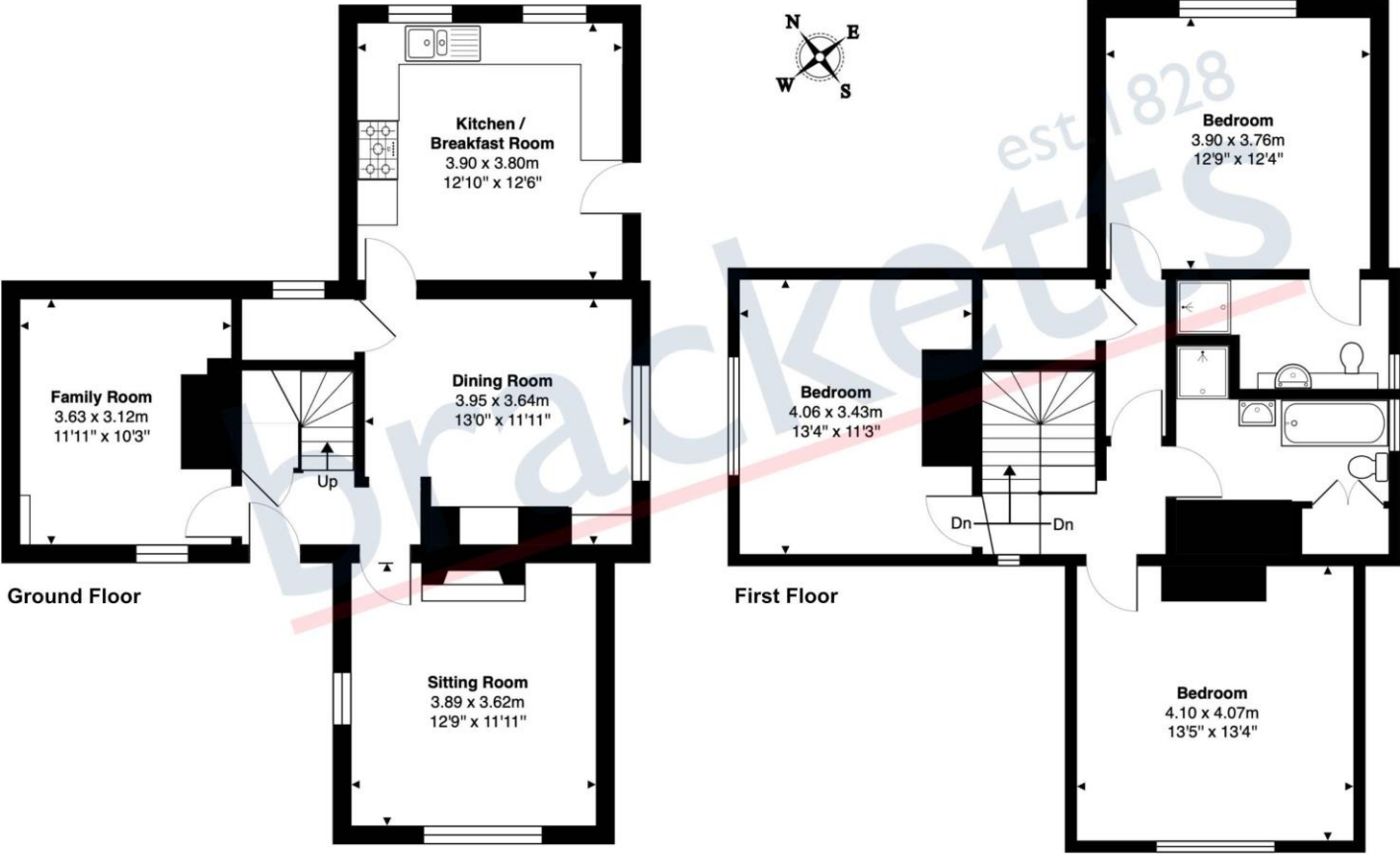


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Gross Internal Area Approx 135.8 sq m / 1462 sq ft



Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Vary energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         | 53        |
| (21-38) F                                   | 21      |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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