



4 Oast Gardens, 32-34 Henwood Green Road, Pembury TN2 4DT

Guide Price £595,000 Freehold

When experience counts...

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**bracketts**



\*\*\*no onward chain\*\*\* Located in this beautiful development of 12 stunning homes nestling in the vicinity of the picturesque Oast House in the popular village of Pembury. This semi detached home contemporary styled home is arranged over 3 storeys and offers flexible accommodation mirroring the Kentish Character. The accommodation can be arranged as either 3 or 4 bedrooms and 1 - 2 reception rooms. At garden level is the reception room with window and French doors to the level, lawned and fenced rear garden. The reception room is open plan to the dining / kitchen. There is a further sitting room/ bedroom on the first floor. The property benefits from a lower ground floor cloakroom, 3 bedrooms, one with an en suite shower room and a family bathroom. There are two (tandem) parking spaces leading to the garage. Pembury Village lies north-east of Tunbridge Wells and is a popular and unspoilt village with a traditional village green and local pub, shops, vet, and a popular primary school, together with Tunbridge Wells hospital and the popular Notcutts garden centre, gift shop and café. Secondary schools can be found in neighbouring Tunbridge Wells, Tonbridge and Paddock Wood which include popular church, grammar and public schools.

- Constructed around 2023
- No onward chain
- 3 Storey house with adjoining garage
- Off street parking on drive + visitors parking
- Open plan kitchen / reception
- French doors to garden
- Downstairs cloaks
- En-suite shower room plus family bathroom
- 4 bedrooms
- Balance of 10 year Structural Warranty



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## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

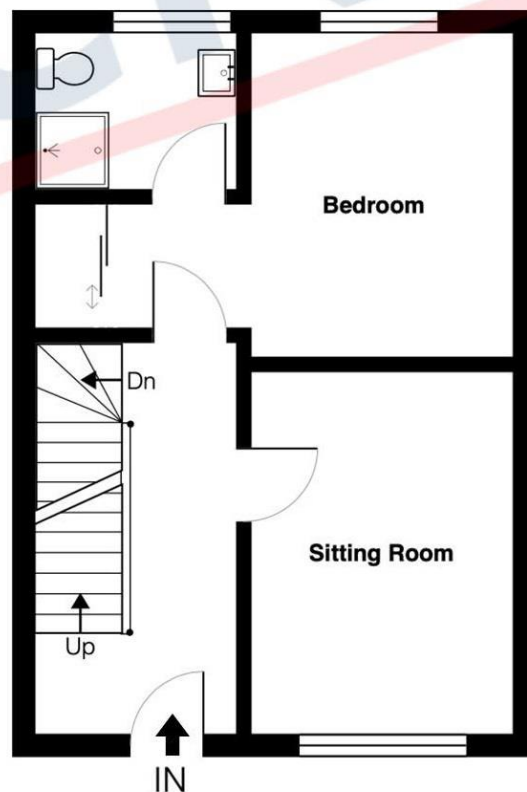
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.



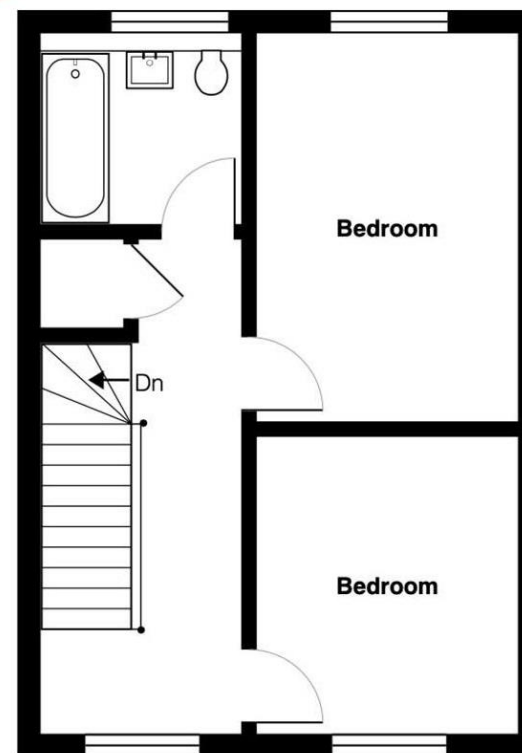
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Lower Ground Floor



Ground Floor



First Floor

**4 Oast Gardens, Approx Internal Area, 1184 sq ft (110 sq m)**