



Oak Cottage, Romford Road, Pembury

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# Oak Cottage

## Romford Road, Pembury, Tunbridge Wells, Kent TN2 4BB

A stunning four-bedroom family home with contemporary fittings, in sought-after Pembury

A21 1.0 miles, Paddock Wood 3.6 miles, Paddock Wood mainline station 3.8 miles (50 minutes to London Charing Cross), Tunbridge Wells town centre 3.9 miles

Drawing room | Kitchen/breakfast room | Dining room | Study/storage room | Utility | Cloakroom  
Principal bedroom with dressing room & en suite | 3 Further bedrooms, 1 en suite | Shower room | Garage | Greenhouse | Garden  
EPC rating E

### The property

Oak Cottage is a beautifully presented detached home that features well-proportioned reception rooms, clean, neutral décor and high-quality modern fittings throughout.

The main reception room is the 22ft drawing room, which has panelled walls, a fireplace with a woodburning stove and bi-folding doors opening to the rear garden. There is also a formal dining room with a chandelier light fitting and bespoke built-in storage. In the elegant kitchen and breakfast room there are shaker-style units in grey, a breakfast bar, split butler sink and integrated appliances, as well as French doors opening onto the rear garden. Adjoining the kitchen, the utility room provides further space for household appliances. There is also a useful study or storage room.

On the first floor, the generous principal bedroom has its own dressing room and an en suite bathroom. It also features a large Juliet

balcony with a bi-folding door, providing views across the rear garden. One further bedroom is en suite, while the first floor also has a shower room

### Outside

At the front of the property, the tarmac driveway provides parking for several vehicles. There is also a storage garage, while further outbuildings include a shed and a greenhouse. The rear garden has a patio area for al fresco dining and steps leading to an area of lawn. Beyond the shed and the greenhouse there is a further area of lawn, bordered by established hedgerow and mature trees.

### Situation

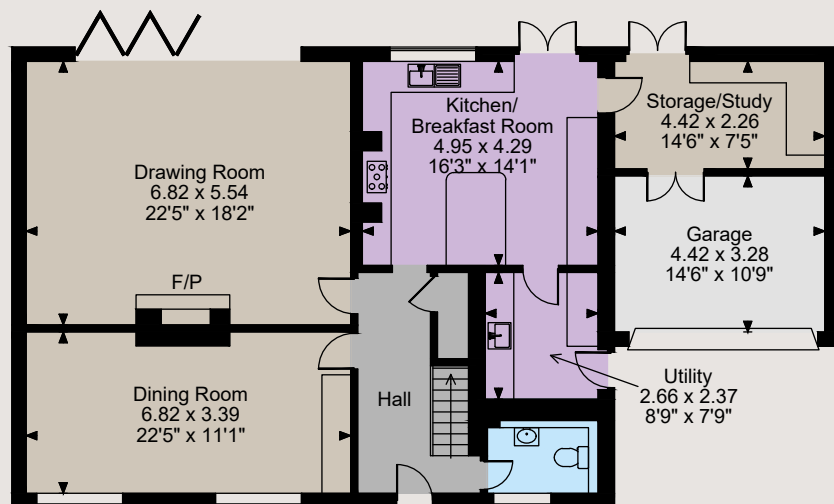
The property is set in a rural position just outside the popular Kent village of Pembury, on the edge of the stunning High Weald Area of Outstanding Natural Beauty. Pembury offers several everyday amenities including local pubs and restaurants, a post office, a pharmacy and a primary school, while the nearby villages of Matfield, Brenchley and Horsmonden provide further facilities.

Royal Tunbridge Wells is just moments away, with its excellent shopping, supermarkets, restaurants, cafés and cultural attractions. Tunbridge Wells also provides a fine selection of schooling, including the outstanding-rated Tunbridge Wells Girls' Grammar School, Bennett Memorial Diocesan School, St. Gregory's Catholic School and Skinners' Kent Academy. The area is well connected by road, with the nearby A21 providing easy access to the M25. Mainline rail services are available at Tunbridge Wells, High Brooms and Paddock Wood, all offering access to London terminals in less than an hour.

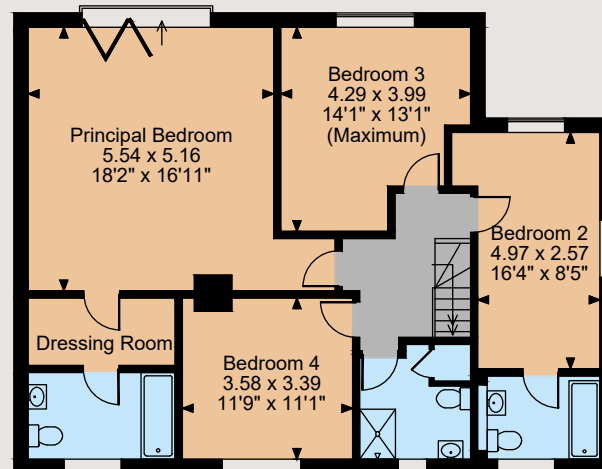
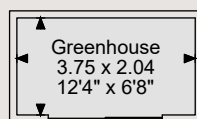




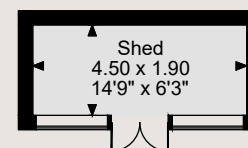
Oak Cottage, Romford Road, Pembury  
 Main House internal area 2,407 sq ft (224 sq m)  
 Garage internal area 156 sq ft (15 sq m)  
 Greenhouse and Shed internal area 174 sq ft (16 sq m)  
 Total internal area 2,737 sq ft (254 sq m)



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

From Sevenoaks, take the A12 south towards Hastings. Continue past the first two exits signposted for Pembury, then take the following exit, also signposted for Pembury. Turn right onto Henwood Green Road and then right again onto Woodside Road. Continue onto Romford Road then turn left to remain on Romford Road. You will find the property on the right after 0.2 miles. .

## General

**Local Authority:** Tunbridge Wells Borough Council

**Services:** Mains electricity, water and drainage

**Tenure:** Freehold

**Council Tax:** Band G

**Guide Price:** £1,375,000

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

## Branch

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