



**Connells**

The Gill  
Pembury Tunbridge Wells

# The Gill Pembury Tunbridge Wells TN2 4DJ

for sale offers in excess of  
**£650,000**



## Property Description

Tucked away within an exclusive and much sought-after cul-de-sac in the charming village of Pembury, this beautifully presented detached home offers an exceptional blend of space, comfort, and refined family living, all within a short stroll of the highly regarded local primary school.

Internally,

The property unfolds with a wonderful sense of light and proportion, boasting four generous double bedrooms, a stylishly appointed family bathroom, and the convenience of a ground floor cloakroom. At the heart of the home lies a contemporary fitted kitchen, thoughtfully designed and complemented by a range of integrated appliances, seamlessly opening into an inviting lounge/breakfast area—perfect for both relaxed mornings and sociable gatherings. Further enhancing the versatility of the accommodation are a formal dining room and an additional family room, each offering their own distinct charm and purpose.

Externally, the property continues to impress with a truly delightful rear garden, enjoying a high degree of privacy and backing onto tranquil woodland. A generous patio area provides the perfect setting for al fresco dining and summer entertaining, while the remainder of the garden is predominantly laid to lawn and framed by mature shrubs and hedging, with the added benefit of convenient side access.

To the front, a spacious driveway provides ample off-road parking and leads to an integral garage, completing this wonderful family home.

## Ground Floor

### Entrance Hall

### Downstairs Cloakroom

### Family Room

### Kitchen

### Lounge/Breakfast Room

### Dining Room

## First Floor

### Landing

### Bedroom One

### Bedroom Two

### Bedroom Three

### Bedroom Four

### Bathroom

Outside

Front Garden

Driveway

Rear Garden

Additional Upgrades

- USB plug sockets and under cupboard lighting in the kitchen
- Underfloor heating and a pre installed tv unit in the Bathroom
- Shed and Outside Tap in the garden

Location

Pembury is a charming and well-connected village, centred around an attractive village green and offering a strong sense of community.

The village provides an excellent selection of local amenities, including a pharmacy, general store, pubs, a doctor's surgery, and a popular recreation ground.

Families are well served by a highly regarded primary school, with additional state, secondary, and renowned grammar schools easily accessible in nearby Tunbridge Wells and Tonbridge.

The Tunbridge Wells Hospital is also close by, providing convenient access to modern

healthcare facilities.

Commuters benefit from fast and direct train services to London from four nearby mainline stations, while the A21 offers straightforward links to the M25, making Pembury an ideal location for those seeking both village living and excellent transport connections.

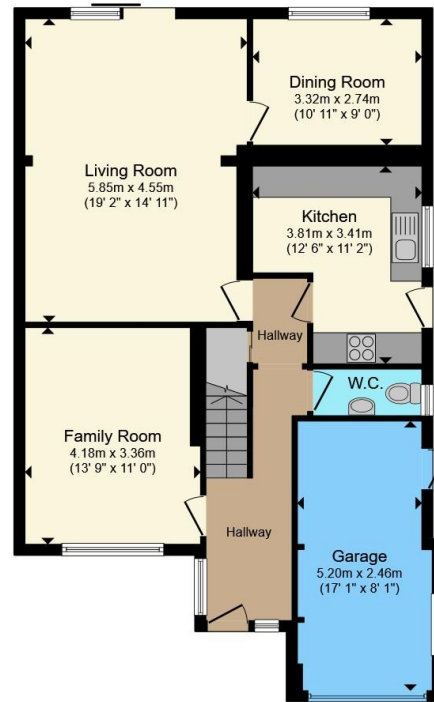
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

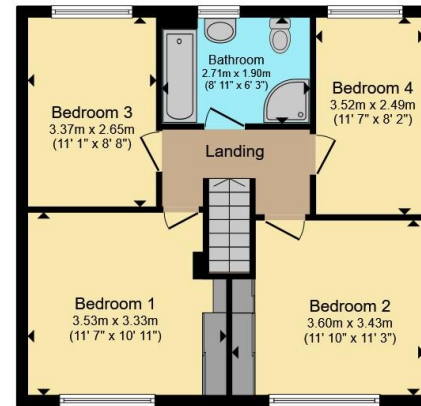








**Ground Floor**



**First Floor**

Total floor area 143.0 m<sup>2</sup> (1,539 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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5 Vale Road  
TUNBRIDGE WELLS TN1 1BS

EPC Rating: C Council Tax  
Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/TWL406920](http://connells.co.uk/Property/TWL406920)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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