



3 Boathouse Cottages Pembury Road, Tunbridge Wells, TN2 3QB.

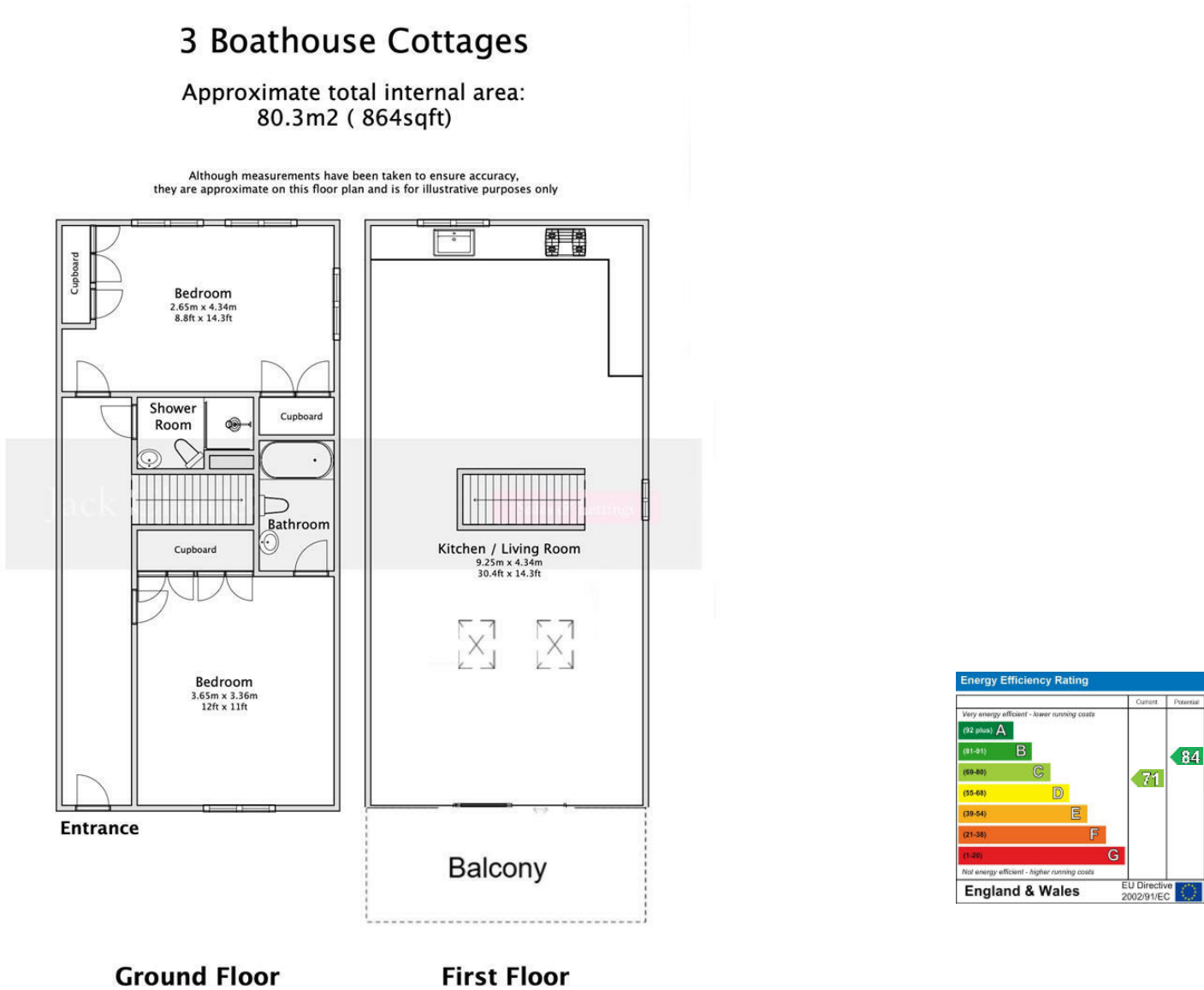
Guide Price £450,000 - £475,000

Jack Charles
Estate Agents

Sales & Lettings

- Exclusive gated development
 - Stunning Open Plan Kitchen / Family Room
 - Close To Town
- Mews Style House
 - Bathroom & Ensuite Shower Room
 - Near To Dunorlan Park
- Two Bedrooms
 - Balcony
 - Parking

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



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To Be Sold

Guide Price £450,000 - £475,000 Jack Charles are delighted to offer this exceptional, architect designed two bedroom home, set within a small and exclusive gated development on the edge of Dunorlan Park.

This unique home is arranged in a topsy turvy style, with two generous double bedrooms on the ground floor. The principal bedroom benefits from an en suite bathroom, while a separate shower room serves bedroom two.

The entire first floor has been designed as a stunning open plan living, kitchen and dining space. A vaulted ceiling and Velux windows flood the room with natural light, while sliding doors open onto a private decked terrace, creating a wonderful extension of the living space and an ideal area for relaxing or entertaining.

The kitchen is positioned to the rear of the room and is well appointed with a range of integrated appliances, granite worktops and ample storage, together with plenty of space for a dining table and chairs.

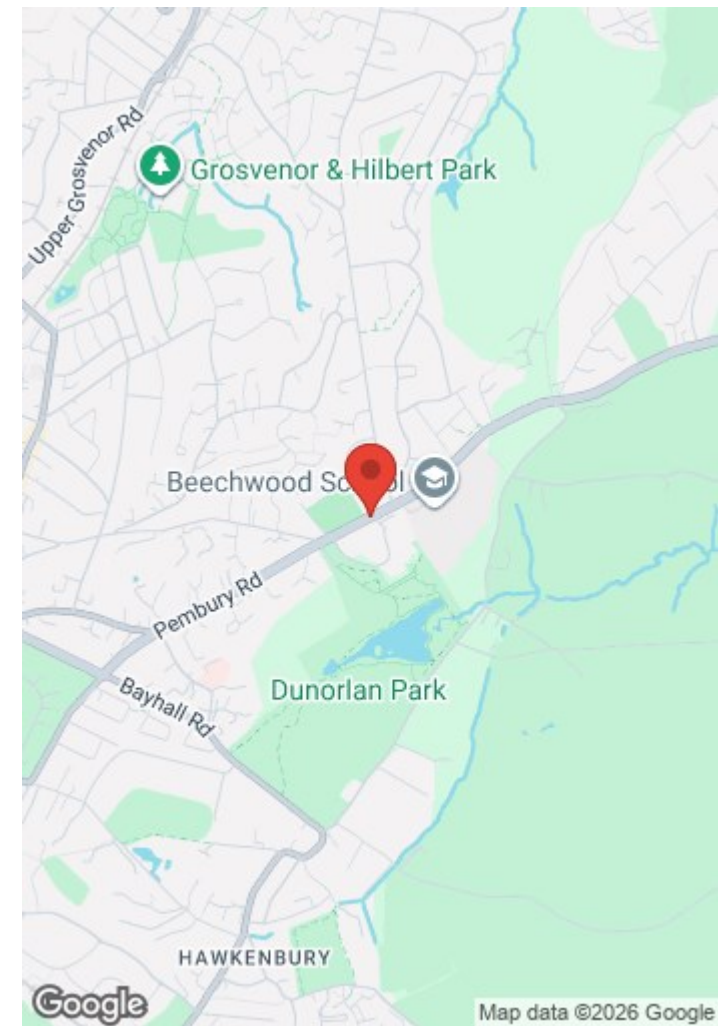
Outside, the property is set within well maintained communal grounds with established herbaceous borders and ample parking for residents, together with three visitor parking spaces. Number 3 also benefits from its own parking space directly to the side, along with a private timber shed.

A particular feature of the property is its excellent location, within walking distance of Dunorlan Park and just a short walk from the town centre and mainline station, offering fast and frequent services to London.

Tunbridge Wells

The property is situated within an exclusive gated development off Pembury Road on the eastern side of Tunbridge Wells. It is ideally positioned within easy walking distance of Dunorlan Park, one of the town's most attractive green spaces, and approximately a 15 minute walk from the town centre, offering a wide range of shopping, dining and leisure facilities. Tunbridge Wells mainline station and High Brooms station are both within easy reach, providing fast and frequent services into London, while the nearby A21 offers convenient road links to the M25 and south coast.

The area is well regarded for its excellent schooling options, including sought after grammar schools, along with a variety of recreational amenities such as sports clubs, gyms and golf courses. The nearby village of Pembury and surrounding countryside also provide additional amenities and access to the High Weald Area of Outstanding Natural Beauty.





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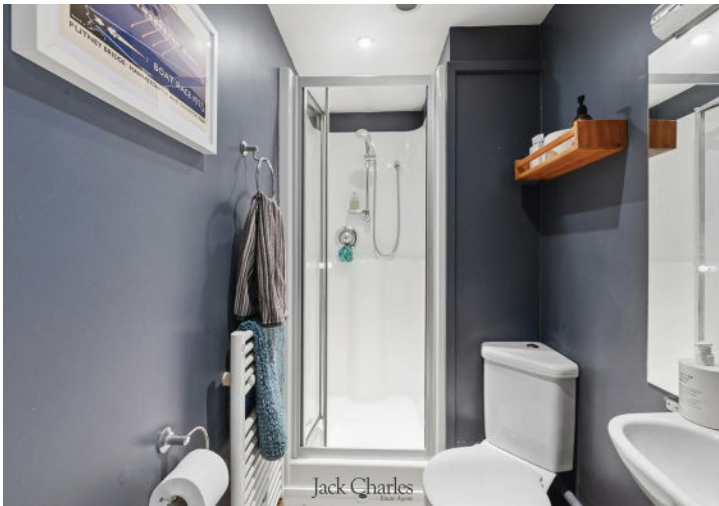
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