

Morton View, Lower Green Road, Pembury, Tunbridge Wells





Morton View, Lower Green Road, Pembury, Tunbridge Wells TN2 4EE

Stylish 4-bedroom detached house with integral garage in village location

Accommodation Summary

- Detached house (built 2019)
 - 4 bedrooms, 1 en-suite
 - Living room
 - Kitchen/dining room
 - Utility room
- Bathroom, en-suite shower room, ground floor cloakroom
 - Integral garage
 - Garden
- Driveway with parking for several vehicles
- Village location and close to local primary school



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With a handsome exterior of red brick and hung tiles this fantastic house delivers plenty of kerb appeal.

It is set back from the road by a smart block brick driveway, with parking for several cars, which fronts the integral garage.

A covered entrance door welcomes you into the bright hallway with an under stair cupboard to keep the space clutter free.

On the left is the living room brightened by its shuttered front window. It has plenty of space for sofas and a wood burning stove adds warmth in the colder months.

At the rear is the wonderful kitchen/dining room which is beautifully finished and fully equipped. Light bounces off the stone worktops which contrast beautifully with the Shaker style cabinetry that wraps around the room housing integrated appliances. There is an island with a breakfast bar overhang for your morning coffee and plenty of space for a dining table and chairs to the side. Triple aspect light makes it a very welcoming space and bi-folding doors to the rear can lie open in the summer to extend the living space into the garden. There is access into a useful guest cloakroom too.



Off the kitchen is a separate utility room with an additional sink and integrated appliances. It leads into the integrated garage to the front which, depending on your family needs, has development potential.

Climbing the stairs to the first floor, there are four double bedrooms, two with fitted wardrobes and all with shuttered windows.

The principal bedroom benefits from a modern en suite shower room.

A family bathroom with separate shower enclosure completes the floor.

Outside to the rear, there is a paved terrace, perfect for summer dining, with an area of lawn and mature stocked flower beds. It is fully enclosed making it a safe sanctuary for pets and children and there is side street access too.

This stylish home offers a luxury family lifestyle that you could move straight in and enjoy. A must see!



Living Room: front aspect double glazed window with shutters, wood burning stove, underfloor heating.

Kitchen/Dining Room: side and rear aspect double glazed windows with shutters, rear aspect bi-folding doors with integral blinds, Shaker style cabinetry, stone work tops, island with breakfast bar overhang for up to 4 bar stools, integrated Bosch oven and combination microwave oven, integrated warming drawer, Bosch induction hob with over head extractor, integrated full height fridge and freezer, larder cupboard, integrated dishwasher, sink with mixer tap, tiled splashback, tiled wooden effect flooring with underfloor heating.

Utility Room: side aspect double glazed window with shutters, integrated washing machine and tumble dryer, sink with mixer tap and drainer, countertop, tiled wooden effect flooring with underfloor heating.

Integral Garage: rear aspect internal pedestrian door, front aspect electric up and over door, lighting, electricity.

Principal Bedroom: front aspect double glazed window with shutters, fitted wardrobe, radiator.

En-suite: side aspect opaque double glazed window, shower enclosure, concealed cistern WC, vanity unit with wash hand basin

and mixer tap over and storage under, heated towel rail, tiled walls and flooring.

Bedroom 2: front aspect double glazed window with shutters, fitted wardrobe, radiator.

Bedroom 3: rear aspect double glazed window with shutters, radiator.

Bedroom 4: rear aspect double glazed window with shutters, radiator.

Bathroom: side aspect opaque double glazed windows, panel enclosed bath, shower enclosure, vanity unit with wash hand basin and mixer tap over and storage under, vanity shelf, heated towel rail, tiled walls, tiled wooden effect flooring.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,265.46)

EPC: B (84)

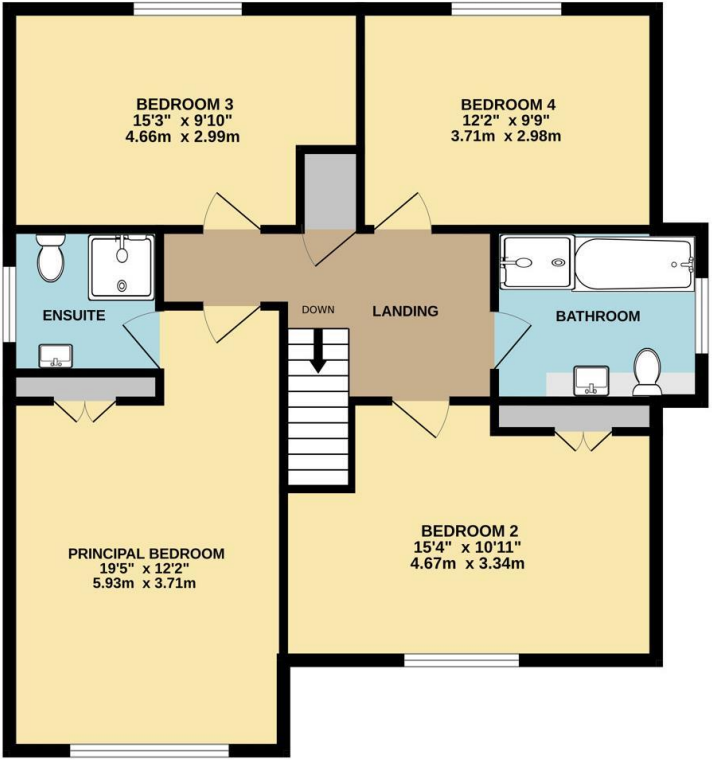
Ground floor underfloor heating

Greenwood airvac ventilation system

EV charging point

Heatmiser central heating system

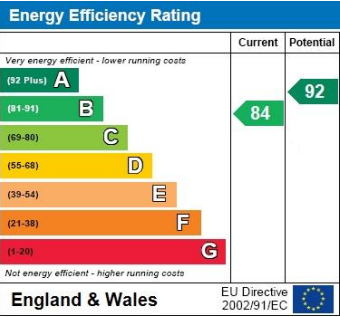




APPROX TOTAL AREA EXCLUDING GARAGE 164.1 SQ.M / 1,764 SQ.FT

TOTAL FLOOR AREA : 1865sq.ft. (173.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Information: Pembury, Tunbridge Wells

Pembury is a pretty semi-rural village in the High Weald Area of Outstanding Natural Beauty that lies 3 miles to the north east of Tunbridge Wells.

It has its own primary school, village green, St Peter`s parish church, library, doctor`s surgery, chemist, general store with post office and other local amenity shops. The Tunbridge Wells Pembury Hospital sits on the periphery of the village.

The Camden Arms is Pembury`s popular hotel, restaurant and pub, which offers seasonally driven menus, home grown or locally-sourced, and 15 luxury en-suite rooms.

Pembury has a recreation ground with a pavilion and changing rooms, a play area for children, gym equipment and basketball court. It is also home to the Pembury Athletic Football Team which runs teams for children aged 5 to 16.

Apart from its own primary school excellent secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, with Kent College for Girls nearby and The Schools at Somerhill in Tonbridge. There are also the highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools.

The nearest mainline stations to Pembury are at Tunbridge Wells, Tonbridge, High Brooms and Paddock Wood with fast and frequent train services to central London. Tunbridge Wells Station is around 3 miles away with trains to central London in 50-55 minutes. Tonbridge Station is just over 5 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40 minute journeys.

Pembury sits near to the A21 which leads to the M25.

