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9 Stanam Road

Pembury, Tunbridge Wells, TN2 4LD

Occupying a central position in the sought-after village of Pembury, this deceptively spacious three-bedroom terraced home offers approximately 1,278 sq ft of beautifully presented and highly versatile accommodation.

Tenure: Freehold

Council Tax Band: D

Energy Efficiency Rating: C

- **GUIDE PRICE £500,000 - £525,000.**
- **Deceptively Spacious Three-Bedroom Family Home**
- **Three Versatile Reception Areas**
- **Principal Bedroom With En-Suite Shower Room**
- **Elegant Sitting Room With Bay Window And Log Burner**
- **Impressive Open-Plan Kitchen, Family And Dining Space**
- **Beautiful Flagstone Flooring And Stunning Kitchen**
- **Light-Filled Dining And Sun Room With Garden Access**
- **Landscaped Garden with Pergola**
- **Block-Paved Parking For Two Vehicles And EV Charger**
- **Central Pembury Location Close To Schools And Amenities**





Occupying a central position in the sought-after village of Pembury, this deceptively spacious three-bedroom terraced home offers approximately 1,278 sq ft of beautifully presented and highly versatile accommodation.

The welcoming entrance hall immediately sets the tone, with attractive parquet flooring leading through to an elegant sitting room. A bay window brings in plenty of natural light, while bespoke shelving and a log-burning stove create a warm and inviting focal point.

At the heart of the home is an impressive open-plan kitchen, dining and family space. The recently fitted kitchen features an excellent range of units, integrated appliances and generous stone work surfaces, complemented by beautiful flagstone flooring. Beyond, the light-filled dining and sun room benefits from Velux windows and double doors opening directly onto the garden, making it a wonderful setting for everyday dining and entertaining. An adjoining family area provides further flexible living space, complete with contemporary shelving, garden access and a second log burner. A ground-floor cloakroom completes this level.

Upstairs, the principal bedroom includes fitted wardrobes and a stylish en-suite shower room. Two additional bedrooms are served by a beautifully finished family bathroom, providing comfortable and thoughtfully arranged accommodation.

Outside, the block-paved frontage provides off-road parking for two vehicles together with an EV charging point. The landscaped rear garden includes a terrace, generous lawn and an attractive pergola seating area.

Combining contemporary presentation, generous living space and excellent outdoor amenities with a convenient village location, this distinctive Pembury home offers an appealing setting for modern living.

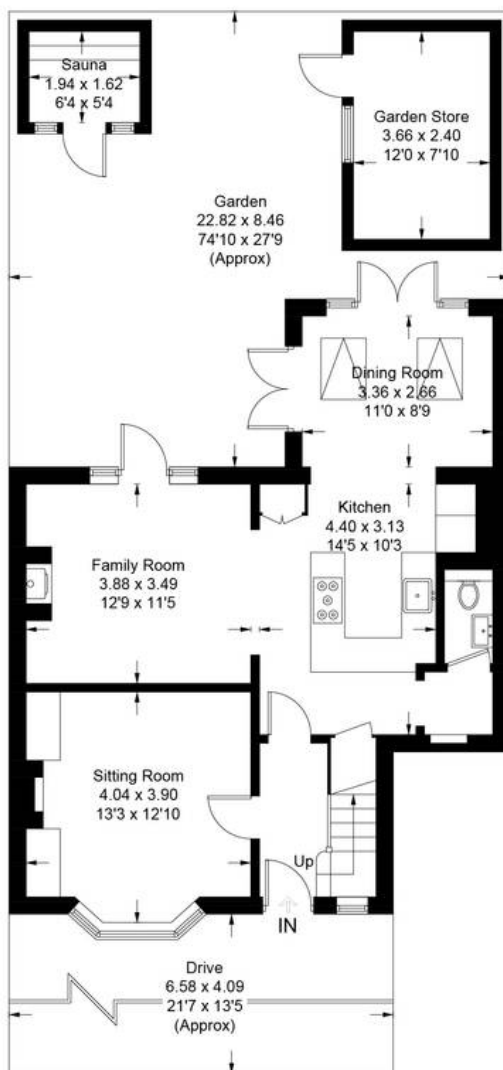
Stanam Road enjoys a convenient position close to the centre of Pembury, within easy reach of the village High Street and its selection of everyday amenities. These include local shops, a post office, pharmacy, newsagent, pubs, takeaway restaurants and a Tesco superstore.

Pembury Primary School is nearby, while Tunbridge Wells and Tonbridge offer a wider choice of state, grammar and independent schools. Both towns also provide mainline railway stations with regular services towards London.

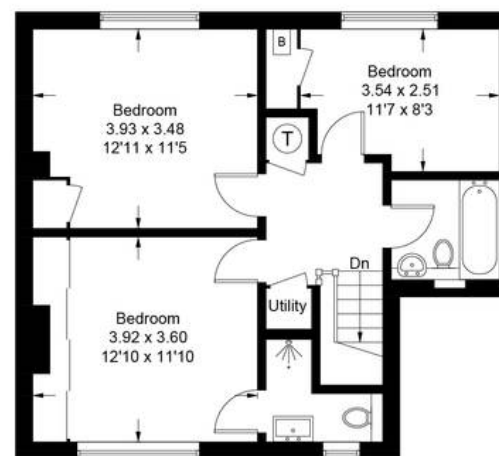
For leisure and recreation, the surrounding area offers cinemas and bowling at Knights Park, golf, walking and cycling, as well as destinations including Bewl Water, Bedgebury Pinetum, Hever Castle and Penshurst Place. The nearby A21 provides convenient access towards the M25 and wider motorway network.



Approximate Gross Internal Area = 118.7 sq m / 1278 sq ft
 Outbuildings = 11.9 sq m / 128 sq ft
 Total = 130.6 sq m / 1406 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1239269)

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