

Maytrees

Pembury Road, Tunbridge Wells, TN2 4NA



Prime
BY KINGS ESTATES



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Maytrees is an exceptional detached family home, quietly set within 0.38 of an acre behind a gated entrance off the prestigious Pembury Road. Believed to date back to the 1940s, this home has been sympathetically extended and upgraded over the years, offering nearly 4,000 sq ft of versatile, elegant living space. With elevated southerly views across the rolling countryside, a swimming pool, and meticulously landscaped gardens, it combines the tranquillity of country living with convenient access to the town.

- Impressive Detached Family Home Dating Back To 1940s
- Spectacular Southerly Elevated Countryside Views
- Almost 3,900 Sq Ft Of Versatile Living Space
- Prestigious Gated & Set Back Pembury Road Location
- Open Plan Sitting And Dining Room With Stove
- Bespoke Solid Wood Kitchen With Granite Surfaces
- Four Spacious Bedrooms Including Loft Room
- Luxurious Family Bathroom With Freestanding Bath
- Landscaped Southerly Garden With Swimming Pool, Total Plot 0.38 of An Acre
- Sweeping Gated Driveway And Double Garage With Electric Doors Front & Rear

Energy Performance Rating: D



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PROFESSIONALS IN PROPERTY



THE PROPERTY

Approximate Gross Internal Area: 3894 Sq Ft / 361.8 Sq M

A welcoming entrance hall with bespoke fitted storage sets the tone for the home, leading to a cloakroom and onward into the principal living spaces. The dual-aspect sitting and dining room is a striking, light-filled space, with a feature solid fuel stove set on a stone hearth providing a cosy focal point. Panoramic southerly views extend across the gardens, swimming pool, and the surrounding countryside, offering a sense of calm and serenity throughout the day. The dining area flows seamlessly into the bespoke solid wood kitchen, designed with both style and practicality in mind. It features granite worksurfaces, a breakfast island, and integrated appliances including a Smeg range, fridge/freezer, dishwasher, microwave, and coffee machine.

A triple-aspect conservatory, bathed in natural light, provides a further reception area ideal for informal family living or relaxing with friends. The lower ground floor offers additional flexible space, perfect for a home gym, cinema room, hobby room, or work-from-home office, providing true adaptability to modern family life.

The galleried landing leads to the first-floor bedrooms, each of which enjoys far-reaching views over the garden and surrounding countryside. The principal bedroom is a generous dual-aspect suite with built-in wardrobes and a private balcony, offering an idyllic retreat.

Two further well-proportioned bedrooms feature Juliet balconies and fitted storage, while the luxurious family bathroom boasts a large walk-in shower with body jets, a freestanding bath, and twin floating basins, combining elegance and practicality in equal measure.

On the second (top) floor, a superb loft bedroom is complemented by Velux and circular picture windows, offering elevated vistas of the gardens and countryside beyond. Ample eaves storage adds practicality without compromising the sense of space and light.

The property sits within beautifully landscaped grounds of approximately 0.38 of an acre. The southerly aspect ensures maximum sunlight throughout the day, while the garden itself is designed for both beauty and enjoyment. A swimming pool with sandstone terrace, barbecue area, koi pond, and expansive lawn provide a versatile outdoor space for entertaining or relaxing in privacy. A sweeping horseshoe gravel driveway, bordered by mature shrubs and trees, creates a grand approach to the property and leads to a garage with electric doors to both front and rear.

Maytrees represents a rare combination of generous internal space, privacy, and spectacular elevated views, while remaining within easy reach of Tunbridge Wells town centre, mainline station, and an excellent selection of schools, making it the perfect family home.

THE LOCATION

Maytrees enjoys a privileged gated position just off Pembury Road, one of Royal Tunbridge Wells' most desirable residential addresses. Its elevated setting offers breathtaking views across an Area of Outstanding Natural Beauty, delivering a sense of tranquillity and seclusion while remaining supremely convenient.

The town centre is just over a mile away (approx. 1.2 miles), offering a wide array of boutique shops, cafés, restaurants, and cultural attractions. Tunbridge Wells mainline station, around 1.5 miles distant, provides regular services to London Bridge, Waterloo East, and Charing Cross in under an hour.

Families are well catered for, with an excellent choice of local state and independent schools, including The Skinners' School, Tunbridge Wells Girls' Grammar School, The Wells Free School, Beechwood Sacred Heart, and The Mead, all within easy reach.

For outdoor enthusiasts, Dunorlan Park is within walking distance, offering beautifully landscaped grounds, a boating lake, and tranquil walking trails

Residents also benefit from fast access to the A21, linking to the M25 and the south coast, as well as excellent proximity to the Nuffield and Tunbridge Wells Hospitals.

Maytrees provides the perfect balance of peace, privacy, and country charm, while remaining just moments from the vibrant heart of Tunbridge Wells. It is a home where family life, entertaining, and relaxation are all effortlessly accommodated.

OTHER INFORMATION

Tenure - Freehold (Freehold Titles K621116 for the house and TT5663 for additional garden)

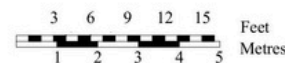
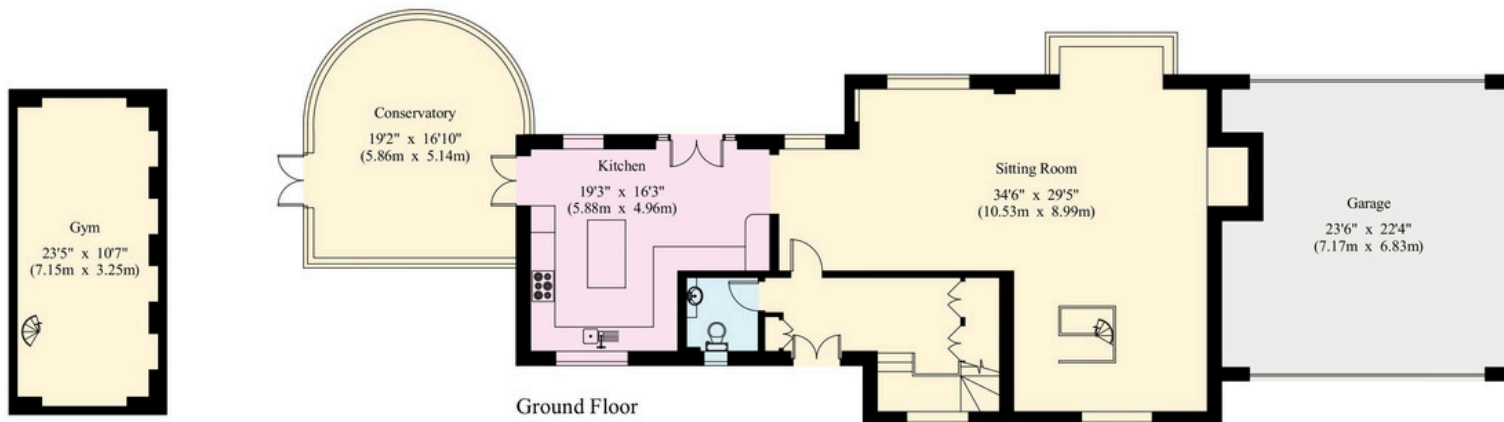
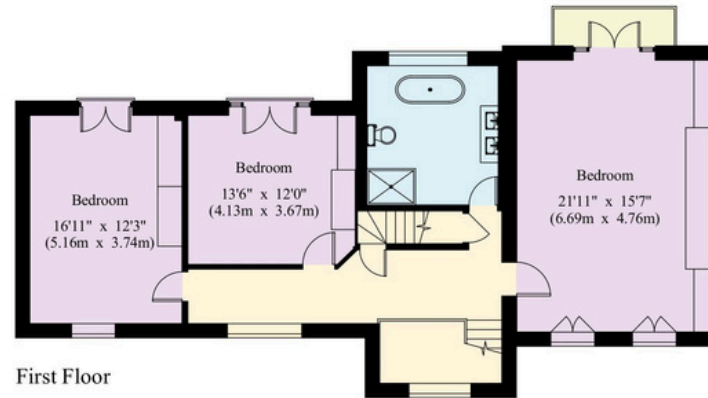
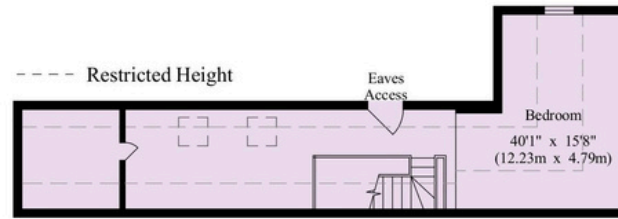
Council Tax Band - G - Tunbridge Wells Borough Council

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.



Gross Internal Area : 361.8 sq.m (3894 sq.ft.)
(Including Garage)



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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