

Lambert & Foster



CASA LUNA

ROMFORD ROAD | TUNBRIDGE WELLS | TN2 4BB

A wonderful contemporary four bedroom, three bathroom converted barn in an idyllic semi rural location with a sweeping gravel drive encompassed by apple and cherry trees. This exceptional property has been thoughtfully designed to maximize the fantastic views from every window. The charming villages of Matfield and Pembury are close by offering an excellent range of amenities. There are many local walks right on your door steps. For more comprehensive shopping, the pretty spa town of Tunbridge wells is a short distance.

Offered to the market with no onward chain.

Guide Price £1,395,000

FREEHOLD





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- Four double bedrooms & three bathrooms (two en-suite)
- Rencraft handmade open plan kitchen
- Underfloor heating throughout powered by an air source heat pump
- Manicured lawn and patioed areas included within the wrap around garden with two large storage sheds
- Stunning views over cherry and apple orchard
- Offered to the market with no onward chain

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Air source heat pump

MOBILE COVERAGE: Indoor limited, outside likely
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band F **EPC:** C (71)

COVENANTS: None known

FLOOD & EROSION RISK: **Property flood history:** Very low **Rivers and the sea:** Very Low **Surface Water:** Very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under tile roof with wooden cladding



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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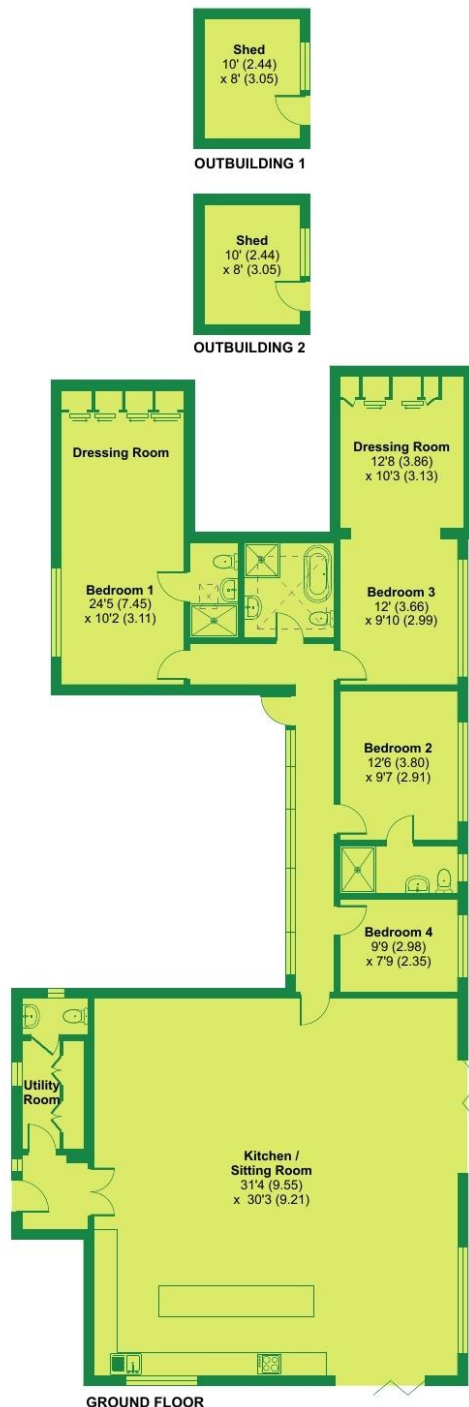
Casa Luna, Romford Road, Pembury, Tunbridge Wells, TN2

Approximate Area = 2071 sq ft / 192.4 sq m

Outbuildings = 160 sq ft / 14.8 sq m

Total = 2231 sq ft / 207.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Lambert and Foster Ltd. REF: 1270664

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