

THE MODERN HOUSE



*Tunbridge Wells, Kent
Sold*

Pembury Road

Inspired by Californian mid-century vernacular comes this unexpected four-bedroom courtyard house in Tunbridge Wells designed by Eric Mayne. Its low elevation and interlocking forms create a staggered plan with shifting sightlines between the internal living spaces and the garden, which wraps around the house. The current owners have taken great care to preserve the original parquet floors and wooden Pella accordion room dividers. The town centre is a 10-minute walk away with a wide selection of shops, cafes, and restaurants, along with trains to Charing Cross in under an hour.

The Tour

One of a collection of three houses built in 1976 to designs by Eric Mayne, Pembury Road is a hidden mid-century gem amid evergreen pines. Approached along a no-through road, there is a substantial driveway and a large garage offset from the house by a covered walkway.

THE MODERN HOUSE



*South-East England
Sold*

Pembury Road

The house is configured in a horseshoe around a central courtyard. Its clean lines, flat roof and limited material palette of brick and white soffit boards are typical of the vernacular. A pathway leads through the large front garden to the front door.

The entrance hallway has a large coat cupboard and a WC. The living room opens out beyond two original mottled glass doors, which exaggerate the width of the openings and establish a wonderful sense of flow. This large room can be cleverly zoned by closing the original wooden accordion screens by Pella, which separate the dining area and study.

Wide windows bring in abundant natural light, and a large sliding door opens to the central courtyard allowing it to serve as an extension of the living room in warmer months. There is a separate study at the front of the house which can be partitioned by the same wooden screen as the dining room. Original box parquet floors run throughout this part of the house.

Another set of double glass doors leads from the dining room to the recently renovated kitchen. Large-form white porcelain tiles and bespoke ply-fronted cabinetry create a subtle, polished finish. The breakfast bar faces the large portrait window overlooking the covered walkway at the front of the house. To the side is a secluded second living room with a wide picture window and two skylights. This is a wonderful retreating space distinct from the flowing arrangement of the main living room, dining room and study. Ply-clad walls add warmth and blend the room with its woodland aspect.

A long corridor runs north from the living room, beside the courtyard and onto the bedrooms at the rear of the house. There are four double bedrooms, each with built-in storage. The second bedroom overlooks the central courtyard and has its own door to the outside space. The others all overlook the lawn at the rear of the house. The main bedroom has an en suite shower. The bright family bathroom has a bath, plain white tiles and a cheerful yellow rubber floor.

There is a sizeable garage at the front of the house, currently used as a potter's studio. The large driveway has off-street parking for several cars, including a carport.

Outdoor Space

The woodland garden wraps around the house, creating a sense of seclusion beneath the established pine trees. A large corner plot, there are several different outdoor areas. A central courtyard is a wonderful congregating space connected to the main living rooms; this is the perfect overspill for a lively party or quiet alfresco dining.

THE MODERN HOUSE



*South-East England
Sold*

Pembury Road

To the rear of the house is a generous lawn stretching out in the shade of a silver birch. A productive Bramley apple tree sits to one side. There is plenty of scope for further landscaping or the addition of a deck at the foot of the garden.

The Area

Royal Tunbridge Wells is one of the most popular towns in the South East, thanks to its historic architecture, ample green spaces, outstanding schools and excellent links to London. Favourite local cafes and restaurants include Momentum, The Black Dog, Thackeray's and Bocca Social, and the many delights of the Pantiles, an impressive Georgian colonnade of shops. The Forum is a lively local music venue which attracts a wide variety of bands.

Originally rising to prominence as a spa town Royal Tunbridge Wells is filled with grand Georgian and Victorian architecture interspersed with well-loved local parks. The house is a few minutes' walk from Dunorlan Park. Featuring a boating lake, café and children's play area, the landscaped 78-acre grounds play host to various seasonal events such as Pub in the Park.

The wonderful Kentish countryside and historic houses are a short drive away, including the atmospheric Scotney Castle and Bayham Abbey. Bedgebury National Pinetum and Forest is reachable in 15 minutes and is a significant conservation area, home to the world's largest number of conifer trees. Here you can find lakes and ponds teeming with wildlife and various walking trails through Dallimore Valley that feature spectacular hillside views. Further west is Bewl Water, the largest reservoir in the South-East, which sits within 800 acres of parkland.

There are many highly regarded state and private schools in the Tunbridge Wells and Tonbridge area including The Skinners School and Tunbridge Wells Grammar School for Girls. The nearest primary school to the house is St James CE, rated "Outstanding".

Trains run from Tunbridge Wells and High Brooms into London Charing Cross in under an hour. The M25, Ashford station (for the Channel Tunnel) and Gatwick airport are all within easy driving distance.

Council Tax Band: E

THE MODERN HOUSE



About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.