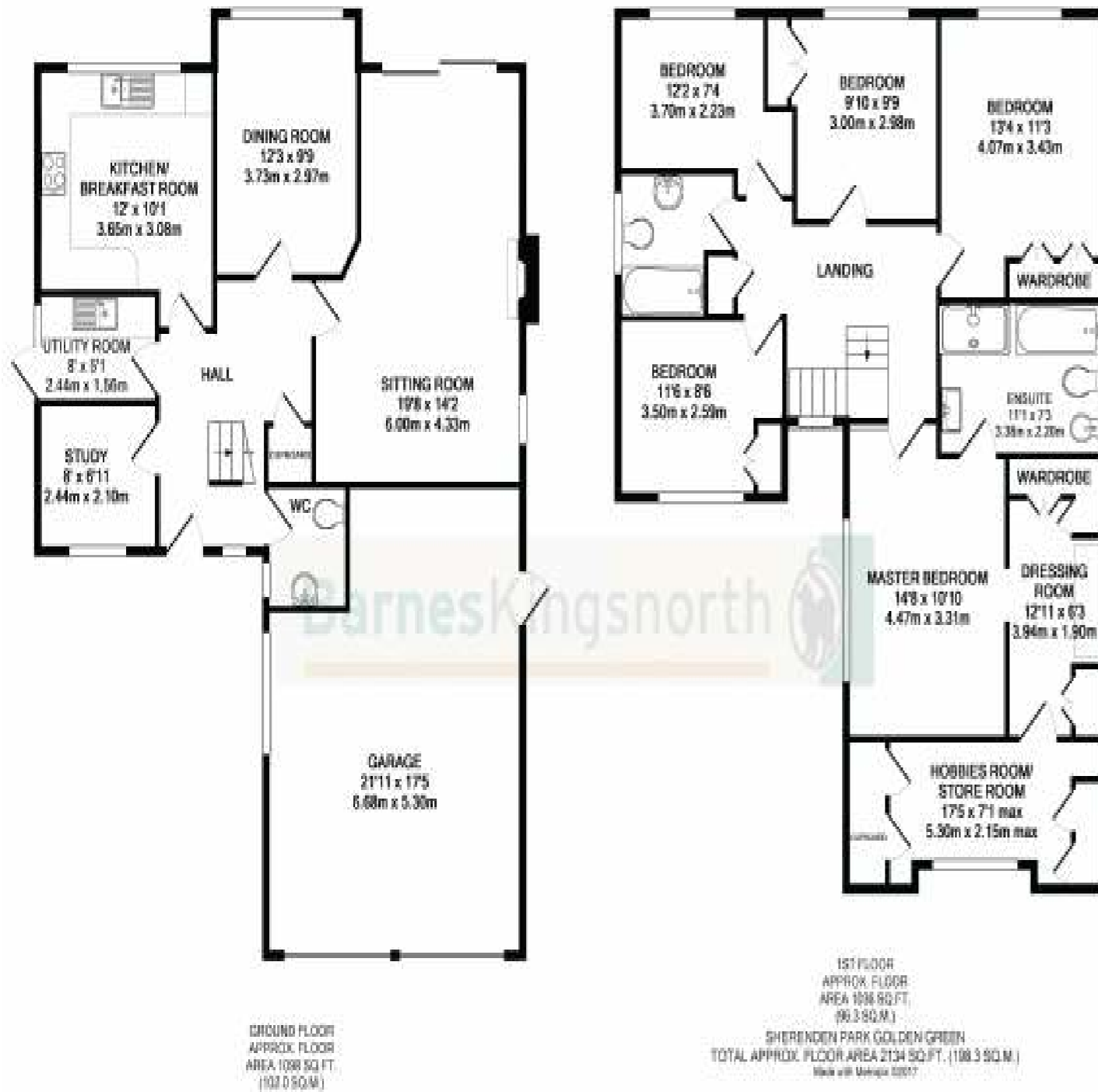


**Barnes Kingsnorth offices at:**

16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# Barnes Kingsnorth



**Sherenden Park, Golden Green, Tonbridge, Kent, TN11 0LQ**

**£765,000 Freehold**

**Viewings strictly by appointment with the agent**  
**Tel: 01732 771616**  
[www.bkestateagents.com](http://www.bkestateagents.com)

**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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### THE PROPERTY

Here is a most delightful family home enjoying the best of both worlds..... Nestled in a quiet cul-de-sac with beautiful countryside surrounding, yet only a short drive to renowned schools and Tonbridge mainline station. The spacious and well planned accommodation is immaculately presented and the property enjoys enviable farmland views to the rear. Front door into generous & welcoming entrance hall with attractive staircase, neatly located cloakroom and the reception rooms radiating off. The spacious sitting room is light & bright with feature fireplace and has ample room for comfy seating along with sliding patio doors out to the southerly aspect garden, ideal for entertaining on sunny days. The dining room also enjoys garden aspect and will comfortably take a large table for those important family gatherings. The stylish kitchen will most certainly be the 'hub of the home' being comprehensively fitted with cupboards, dark granite worktops and the full range of integrated appliances. There is room for a breakfast table too, perfect for the children's tea or that quiet cup of coffee! Completing the picture is the study and a utility room for those laundry chores and door to garden. Stairs lead to the galleried landing where you will find an impressive Master bedroom suite, with dressing area, hobbies room and a truly sumptuous en-suite bathroom along with four further bedrooms and a contemporary styled family bathroom. The rear facing bedrooms have fabulous farmland views - how lovely to start the day enjoying the changing seasons of the countryside!

### OUTSIDE

Attractive front garden with lawn, borders and brick block driveway to the double garage. Gated access both sides into the rear garden. Lovely & private, the southerly aspect garden is family friendly with level lawn and a paved terrace area just perfect for catching the sunshine! There is a pagoda too, along with useful shed and personal door into the garage.

**AGENTS NOTE:** There is a nearby private park (approx. 2 acres) for the exclusive use of Sherenden Park residents. (Current maintenance charge of £190 per annum)



### THE LOCAL AREA

The property is located in a select development within the village of Golden Green, approximately 4 miles distant from Tonbridge town centre on the north eastern side. Surrounded by beautiful countryside with numerous walks on the doorstep, Golden Green village has a public house and village hall and the neighbouring parish of Hadlow is about 2 miles away and offers local shops, pubs, restaurants and primary school. Tonbridge mainline station with its' fast 40 minute commuter service to London Charing Cross/Cannon Street/London Bridge is just four miles away or you can drive to Paddock Wood Station, 2 miles distant. It is ideal for homeowners seeking a life in the countryside but wanting easy access to renowned schooling and the towns of Tonbridge, Tunbridge Wells and Maidstone which provide a range of retail stores, leisure facilities, restaurants, golf courses and historic places of interest, including 13th Century Tonbridge Castle, The Historic Pantiles, beautiful Leeds Castle and the scenic River Medway.

### ROUTE TO VIEW

From our office in Tonbridge High Street proceed northwards and at the first set of traffic lights turn right into The Hadlow Road/Bordyke/A26 and in approximately 2 miles take the right hand turning (just by the BP Garage) into Three Elm Lane, signposted Golden Green. Proceed down the lane and into the village, pass the Bell Inn on your left hand side, then continue on and take the first right hand turning into Sherenden Park where you will find the property on the left hand side.

**PLEASE NOTE:** In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser.

**Energy Efficiency Rating: D**

**Council Tax Band: G**