

**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

**£1,300,000 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

We are delighted to offer this substantial, detached house which will certainly tick all the boxes! Superbly presented, the generous accommodation and thoughtfully planned layout is ideal for modern family life. Front door into the impressive & welcoming entrance hall with stylish tiled flooring and feature staircase. Handy cloakroom off and double glass doors lead to the spacious sitting room, enjoying aspect to the front and double doors out to the garden. The stunning, open plan kitchen/dining room really has the WOW factor and is sure to be the hub of busy family life. Superbly fitted with contemporary gloss units, this bespoke kitchen is fully equipped with integrated appliances including fridge/freezer, dishwasher and side by side ovens ..... ideal for the chef of the family! Fabulous bi-fold doors stretch almost the entire length of the room and a large island unit incorporates further storage, an induction hob & extractor along with breakfast bar seating for all the family. The room has feature 'mood' lighting, porcelain flooring and there is further contrasting storage, a walk-in larder and plenty of space for that extra large dining table too .... perfect for when you are entertaining and those celebratory meals. A handy utility room provides for the laundry needs and has a door to the garden. Off the kitchen/dining room, double doors lead into a spacious family room which enjoys feature glazed roof to part, double doors to the garden and is ideal for the 'smalls' to play or the 'teens' to relax. On the first floor you will find five double bedrooms and a family bathroom radiating off the attractive galleried landing. The master bedroom is a delightful room with fitted wardrobes and luxury en-suite where you can enjoy an invigorating shower or relax in the sumptuous slipper bath. Completing the picture is the Gym with integral shower which is accessed via external staircase.

### OUTSIDE

Shared approach leading to own driveway with plenty of parking and access to the double garage with electric door. Side gate to the rear garden which enjoys large terrace area for al fresco dining & relaxing along with brick-built pizza oven too! A covered dining area is ideal for entertaining and there is plenty of lawn for the children & pets to play.

**AGENTS NOTE:** There is a private park directly behind (approx. 2 acres) for the exclusive use of Sherenden Park residents and the property enjoys aspect to either the park or countryside fields.



### 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 of Golden Green. 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 Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy 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. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: D**

**Council Tax Band: G**

