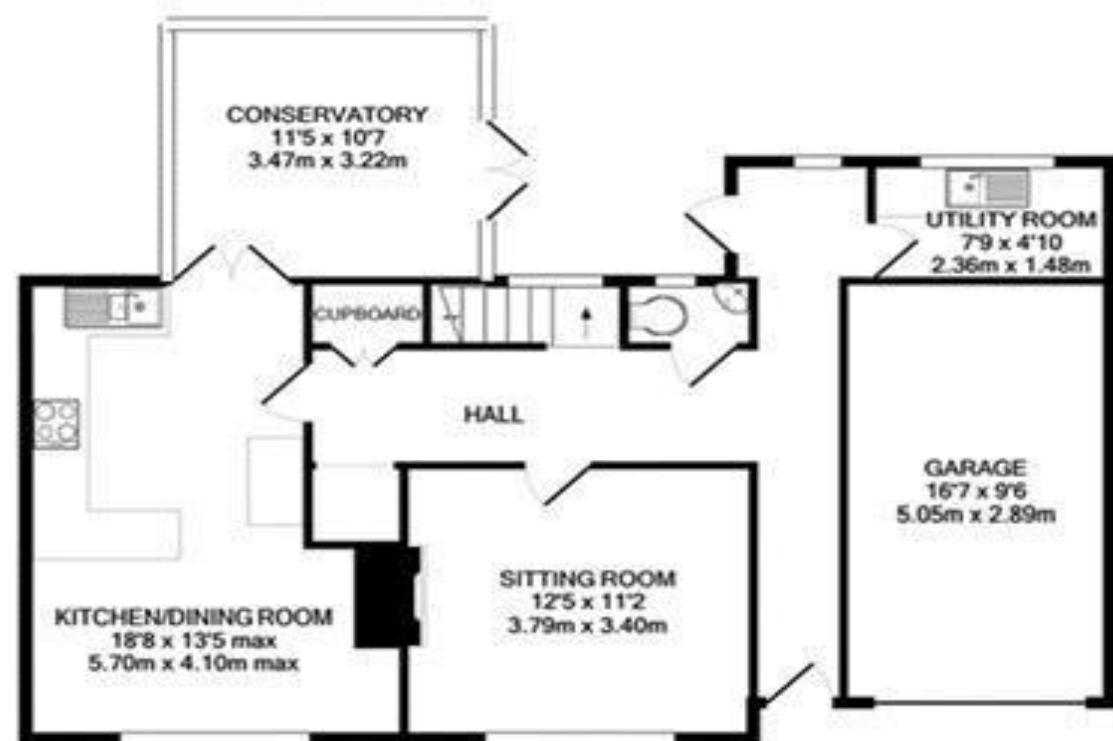


Barnes Kingsnorth offices at:

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

BarnesKingsnorth



TINK'S COTTAGE POSTERN LANE TONBRIDGE TN11 0QU
 TOTAL APPROX. FLOOR AREA 1582 SQ.FT. (147.0 SQ.M.)
 Made with Metropix 02021



Postern Lane, Tonbridge, Kent, TN11 0QU

£750,000 Freehold

Viewings strictly by appointment with the agent

Tel: 01732 771616

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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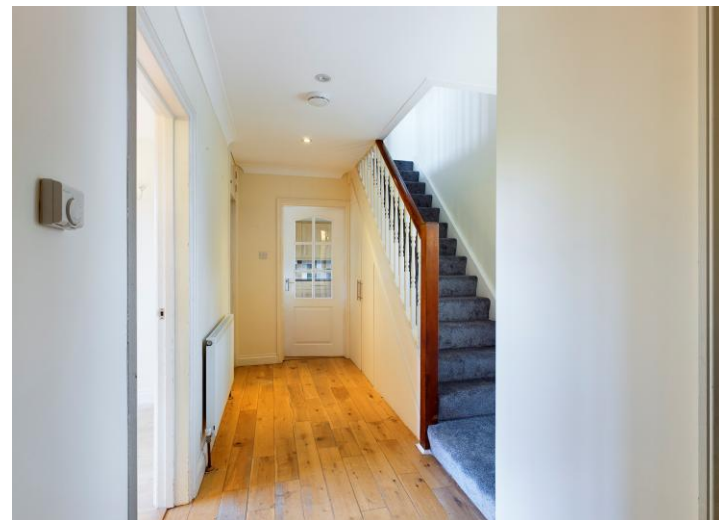
THE PROPERTY

Situated in a serene and prestigious location on a tranquil road close to both urban buzz and idyllic countryside this bright and spacious family home will certainly appeal. Stepping inside you will be surprised by the generous hallway incorporating a handy cloakroom, a must for the busy family. Stylish and hardwearing wooden flooring flows seamlessly through the hallway continuing through the entire ground floor. The sitting room overlooks orchards to the front and boasts a fine feature fireplace giving a cosy contemporary feel. Upon entry the expansive open plan kitchen/dining room is flooded with natural light and the stylish kitchen area opens into the dining room. The kitchen area is well equipped with a comprehensive range of units and appliances providing ample storage and working space for those delicious family suppers and for entertaining! Double doors lead into the stunning conservatory full of characterful charm and overlooking orchards and farmland to the rear. Keep all the family laundry safely tucked away in the useful utility room which is located at the rear of the integral garage and completes the ground floor accommodation. Stairs to the upper floor where you will find the three well-proportioned, double bedrooms, perfect for families or guests. There is a stylish en-suite shower room to the principal bedroom and a further family bathroom fitted with white sanitary ware and a bath.

OUTSIDE

Stepping outside the rear garden is secluded and includes an area of lawn for children and pets to let off steam and a paved patio area to enjoy the peace and quiet with a glass of wine at the end of a busy day. Marvel at the enviable views across orchards to the front and over orchards and farmland to the rear. Properties rarely come onto the market in this location which is also convenient for schools and local amenities making it an excellent choice for families.

AGENTS NOTE: The property is served by a cesspool which is shared with the neighbouring property. The property has oil fired central heating.



THE LOCAL AREA

Postern Lane is a private road, a highly sought after location where properties rarely come onto the market yet placed close to the heart of the town and convenient for the mainline station, High Street and many schools. Tonbridge is a modern yet historic town that offers an excellent range of shopping and recreational facilities. The town dates back to Saxon times and is centred around the River Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle. A colourful history intertwines tales of Kings and tyrants, heroes and mercenaries and there are links with famous literary figures. The castle grounds adjoin Tonbridge sports ground which provides plenty of opportunity for keeping fit with a swimming pool, sports pitches, cycle routes along with riverside walks. A short stroll will find you at Tonbridge mainline station with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21 the location of this delightful house really ticks all the boxes.

ROUTE TO VIEW

From our Tonbridge office proceed in a southerly direction over the first roundabout and at the second roundabout take left into Pembury Road, at the roundabout bear left into Woodgate Way and at the roundabout bear right into B2017 Tudeley Road and then continue along and Postern Lane (Private Road) will be found on the left hand side, continue along and Tinks Cottage will be found on the right- 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 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. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: E

