

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



Hastings Road, Pembury, Tunbridge Wells, Kent, TN2 4JU

£770,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
www.bkestateagents.com



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2023



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.



2



4



2

THE PROPERTY

Viewing is essential at this delightful, older style, detached house to appreciate the superbly appointed and spacious accommodation. The well-planned layout is ideal for family life and the stylish and generous rooms will certainly impress. Entrance door into most attractive hallway with stylish cloakroom conveniently positioned and rooms radiating off. Door into the luxury fitted kitchen/breakfast room with contemporary styled units, quartz worktops and the full complement of integrated & built in appliances. The breakfast bar is perfectly positioned for those meals on the go! Just off the kitchen is the stunning dining room with double bay windows, feature brick fireplace and wood effect flooring..... just perfect for entertaining and family gatherings. There is also a trap door leading down to a basement. Off the hall to the rear, you will find the sumptuous sitting room overlooking the garden. With raised corner hearth, multi-fuel burner and comfy seating, relaxation is certainly the order of the day and double doors let the garden in on sunny days. Completing the ground floor is a large utility room with fitted cupboards and space for laundry appliances and from here there is access into a workshop with double doors out to the garden. Stairs to the first floor where you will find a spacious landing with step down to study/library area, ideal for pre-bedtime reading or a quiet moment. There are three immaculately presented bedrooms, the primary suite including a stylish and easy care en-suite shower room. Bedroom two with two double windows overlooking the rear of the property and two further good size bedrooms. The stylish family bathroom is a generous size and fitted with smart white suite including a bath with shower over.

OUTSIDE

To the front there is a gravel drive with parking for two cars and the generous, secluded rear garden has a raised patio area and plenty of room for the children to let off steam as well as an opportunity to exercise those green fingers! If you are looking for a home to move straight into then this immaculately presented and stylish property designed with the growing family in mind and located in a highly sought after location really should feature on your 'to view' list!



THE LOCAL AREA

Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells. This home is set in a residential road popular with families and first-time buyers. Pembury caters for everyday needs including a well-regarded primary school, doctor's surgery, library, chemist, newsagent, public houses, eateries, farm shop, Notcutts gardens centre and coffee shop, hairdressers, vets, post office, churches, Tesco supermarket and Morrisons. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. There are walks through woodland and orchards around the village and a superb recreation ground, which has play areas for children of all ages, including a basketball court and skate park. For the adults, there is outside gym equipment and a bowls club and there is also a cricket club and football club within the village as well as a very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3.2 and 5.6 miles distant respectively, both offering a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells, Tonbridge and Paddock Wood all have mainline stations with commuter trains to London in under an hour and a commuter coach service is available in the village. By road the A21 is close by, giving access to the M25 and all the major motorway networks and there is a regular bus service to the surrounding areas.

ROUTE TO VIEW

From our office in Pembury High Street, turn left and continue along the High Street, through the traffic lights into Hastings Road continuing along this road and the property will be found on the left-hand side.

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: F

