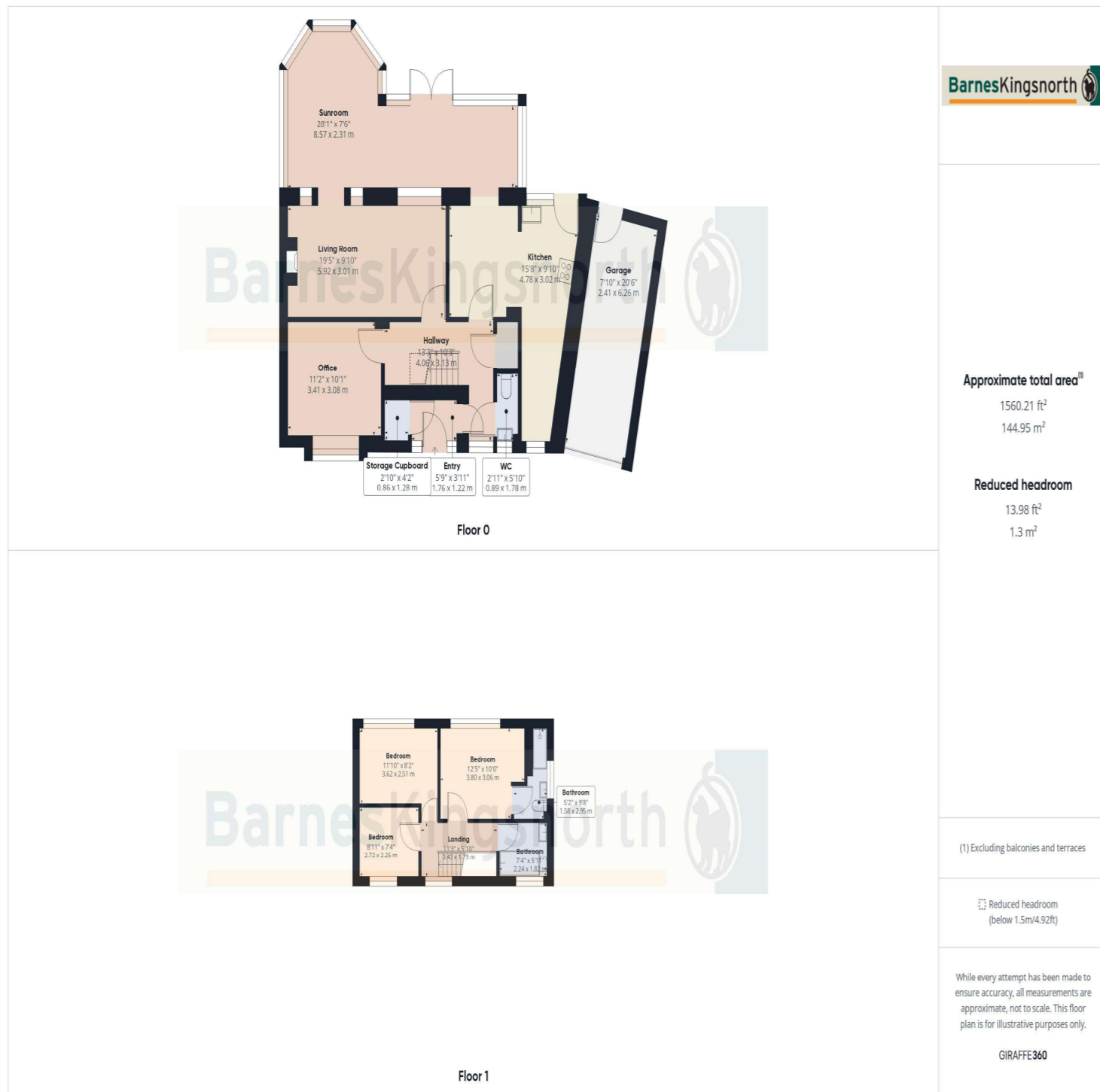


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Woodhill Park, Pembury, Tunbridge Wells, Kent, TN2 4NP

£675,000 Freehold

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



3



3



2

THE PROPERTY

This wonderful, well-appointed and immaculately presented three bedroom detached home in Pembury is ready to move straight in. Welcomed into the handy porch, with large cupboard to hide away all your coats and shoes, the home offers flexible living with plenty of space for a growing family. The downstairs WC and large storage cupboard can be found just off the hallway, which then opens up into the great sized family kitchen. The kitchen, found in the centre of the house, really is the heart of the home. It wraps in a "U" shape, with white units and ample worktop space, an island and space for a large range cooker making it the ideal space to prepare dinner. There is a "utility room" tucked away round the corner with space for washing machine, dryer and large fridge freezer. The home has been extended to the rear, with the addition of a large open plan dining room / sitting room. There are picture windows overlooking the garden, plus patio doors to give you direct access to the wonderful gardens to the rear. The home also benefits from a second sitting room, or snug, with plenty of space for sofas and a log burner to enjoy on colder evenings. A useful study completes the picture downstairs. Stairs to the first floor, where there are three good size bedrooms. A large double bedroom with fitted wardrobes, a smaller single and the master which benefits from fitted wardrobes and has an ensuite shower room with WC and sink. The family bathroom is also found upstairs, fitted to a high standard with shower over bath, WC and sink unit.

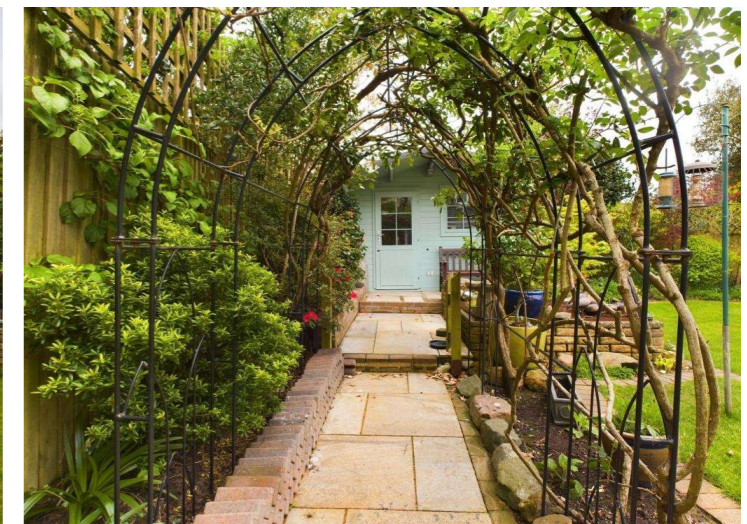
OUTSIDE The property has a lovely front garden mainly laid to lawn, with some well-established shrubs and borders, and off-road parking for 2 cars. The separate garage is currently used as a workshop but offers plenty of storage space. To the rear, there is a great family garden. Again, mainly laid to lawn with well planted borders and shrubs. The property is very private and is not overlooked from the rear.

AGENTS NOTES - The property benefits from double glazed windows and has a combi boiler found in the hallway cupboard.

ROUTE TO VIEW

From our office in the High Street, turn right and proceed towards the crossroads that lead to Tunbridge Wells. Take the 3rd turning right into Woodhill Park. Follow the road right down and as you turn the corner, continue up the hill where the property will be found at the head of the cul-de-sac on the right-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.



LOCAL AREA

Woodhill Park is a highly sought after, residential road, with gate into the recreation ground and woodland walks, and is within walking distance of most of the village amenities. A mix of detached and semi-detached houses with 3 and 4 bedrooms, this road is particularly popular with families because of the convenient location and the garden sizes being generous for homes of this age. Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells. Catering for everyday needs with a well-regarded primary school, doctor's surgery, library, chemist, newsagent, public houses, eateries, farm shop, Notcutts garden centre with coffee shop and butchers, hairdressers and barbers, post office, churches, Tesco supermarket and village stores. The Tunbridge Wells at Pembury Hospital is also on the periphery of the village. There are walks through woodland and orchards around the village and a superb recreation ground off Woodhill Park, a short stroll from the property. The recreation ground has play areas for children of all ages, including a basketball court and skate park and for the adults, outside gym equipment, tennis courts 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 2.7 and 5.3 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.

Energy Efficiency Rating: D

Council Tax Band: E

