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# Barnes Kingsnorth



**Tonbridge Road, Pembury, Tunbridge Wells,  
 Kent, TN2 4QH**

**£795,000 Freehold**

**Viewings strictly by appointment with the agent**  
 Tel: 01892 822880 / 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

A picturesque and storybook, half-timbered Kent Cottage, nestling in gentle rolling countryside with uninterrupted views. Grade II listed, this charming home offers well proportioned accommodation combining character features with contemporary embellishments. The main entrance leads into a bright and spacious, through living/dining room with oak beams and a feature brick fireplace with log burner, creating that welcoming & cosy feel. The open, wooden staircase creates a natural division, ideal for a dual functional room. Door to the delightful sitting room which enjoys triple aspect, french doors to the garden, a wealth of timber and a stunning inglenook fireplace. Sure to be the heart of the home with comfy seating in front of a roaring fire and double french doors out to the garden, ideal when entertaining. The farmhouse kitchen is well presented & planned with cream, rustic style cupboards, and laminate worktops providing ample storage and workspace, along with the full compliment of modern appliances. Off the kitchen there is a large utility storeroom which in turn leads to a further garden store, A ground floor modern bathroom fitted with crisp white suite with bath and easily maintained flooring completes the ground floor accommodation. On the first floor you will find two great size double bedrooms, one with fitted wardrobe cupboards and there is a fully equipped shower room too.

### OUTSIDE

The property boasts a large plot (in excess of an acre) with stunning lush green lawns and many varieties of mature shrubs and trees... a delight for the budding horticulturist! Expansive parking is provided too on the gravel driveway. There are various outbuildings including an oak framed open barn and log store, greenhouse and a 24' timber garage. This charming and rather unique cottage features both modern amenities and architectural character settled in a fantastic location and will certainly appeal!

*AGENTS' NOTE: The property has Hadlow Estate water supply, cess pool drainage, LPG heating and in our opinion offers lots of scope for enhancement and improvement.*



### THE LOCAL AREA

Set in the heart of countryside yet conveniently placed for amenities and a short drive from both Pembury village and the main shopping area of Tunbridge Wells. There are excellent shopping facilities in the town together with a wide selection of restaurants, coffee shops and bars, at Royal Victoria Place, and lining the streets down the hill of Mount Pleasant to the High Street and beyond to the famous, picturesque Pantiles. The area is renowned for its excellent schools, including separate grammar schools for boys and girls, independent schools, private and primary schools. Recreational amenities include a cinema complex, theatres, a sports and leisure centre, and many countryside walks. Mainline stations at both Tonbridge or Tunbridge Wells offer a regular service to London in under an hour.

### ROUTE TO VIEW

From our office in Pembury proceed along the High Street to the main traffic lights. Continue straight over passing Notcutts on your left and the Hospital on the right. Continue along and the property will be found on the right-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. BKEA employs the services of Smartsearch to verify the identify and residence of purchasers.*

**Energy Efficiency Rating: Grade II Listed**

**Council Tax Band: E**

