

Barnes Kingsnorth offices at:

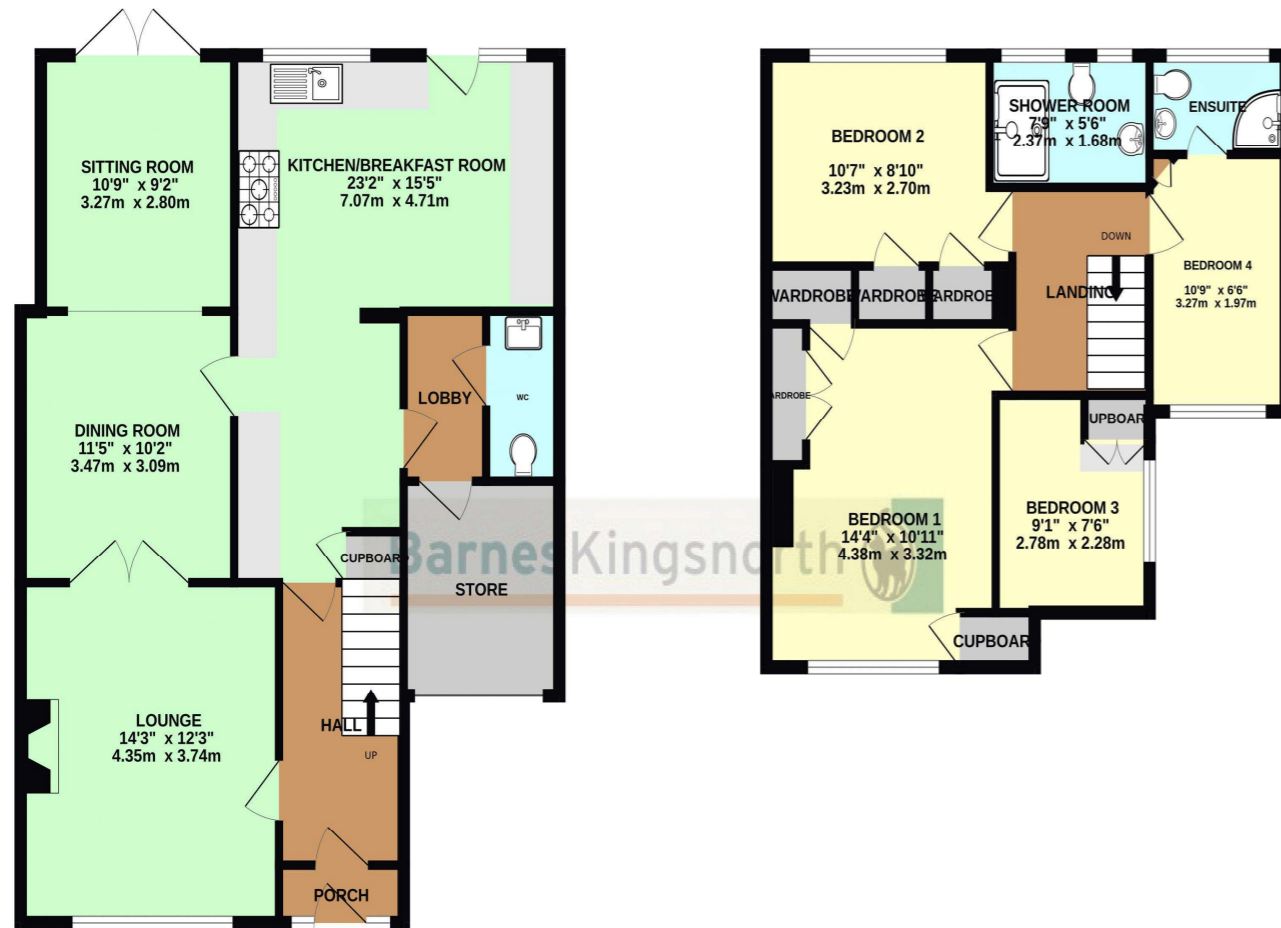
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 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.

1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



WOODHILL PARK PEMBURY

TOTAL FLOOR AREA: 1389 sq.ft. (129.0 sq.m.) approx.

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.
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Woodhill Park, Pembury, Tunbridge Wells, Kent, TN2 4NW

£680,000 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.



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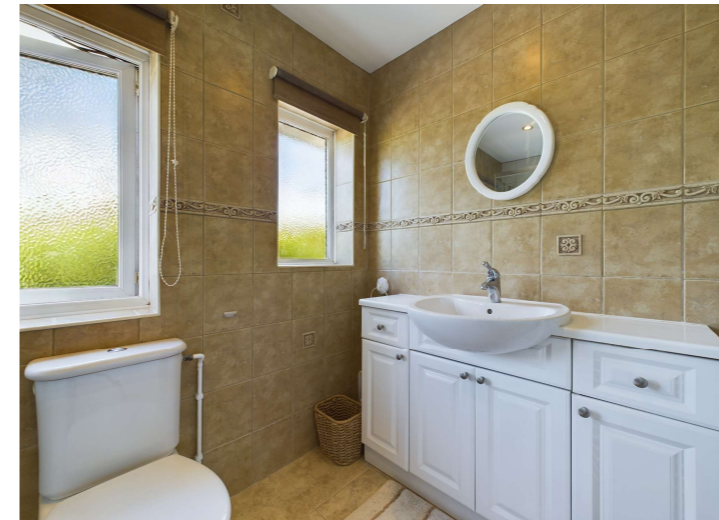
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THE PROPERTY

A spacious cottage style semi-detached home which has been extended to provide well-presented and proportioned rooms throughout. Welcomed into the entrance porch with plenty of space to store your shoes and coats, the property opens into the internal hallway with additional under stair storage cupboards. The living room, with its large picture window to the front of the property, makes this great size room light and bright and the electric fireplace with stone surround is the real focal point. Doors separate the living room from the dining room with original parquet flooring, there is plenty of space for a large dining room table to entertain your friends and family! This room continues into the family room to the rear. The large patio doors overlooking the garden really bring the outside in, and this is ideal as a study / playroom or second sitting room. The dining room leads into the large "L-shaped" kitchen which again overlooks the garden. A mixture of sage green base and wall units offer plenty of storage space, whilst the white marble effect work tops make the space bright and modern. This fantastic size room really is the heart of a family home, with room for a kitchen table so you can entertain whilst cooking. There is a large range cooker, which is included in the sale, plus integrated dishwasher, and space for a washing machine and tumble dryer to the side of the kitchen, in an area used as a utility. There is also space for a free standing fridge freezer and under counter fridge. The WC and integrated garage complete the picture downstairs. Upstairs there are four generous size bedrooms. The master bedroom is a fantastic size and benefits from a wide range of fitted wardrobes. Bedroom two is a generous size with the addition of an ensuite shower room with WC. There are two further small double bedrooms plus a family bathroom with vanity unit and large walk in shower.

OUTSIDE

The block-paved driveway to the front allows parking for multiple vehicles. The peaceful rear garden is a great size, with large patio area, the garden is mostly laid mainly to lawn with well established borders and trees. The property backs onto Pembury woods and so is completely private to the rear.



THE LOCAL AREA

Woodhill Park is a highly sought after, residential road, with a gate into the recreation ground and woodland walks, as well as being within walking distance of most of the village amenities and a short walk to a bus stop and Tesco supermarket. 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, Notcuts garden centre and coffee shop, hairdressers and barbers, post office, churches, Tesco supermarket and Morrisons. 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. 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 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 5.5 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 the High Street, turn right and proceed towards the crossroads that lead to Tunbridge Wells. Take the 3rd turning right into Woodhill Park. The property will be found after a short distance, on the left hand side.

AGENT'S NOTE The property is fitted with double glazing, and there is gas central heating with the boiler located in the garage. In accordance with 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.

Energy Efficiency Rating: C

Council Tax Band: E

Ref: P948/42026071/LE/V1

