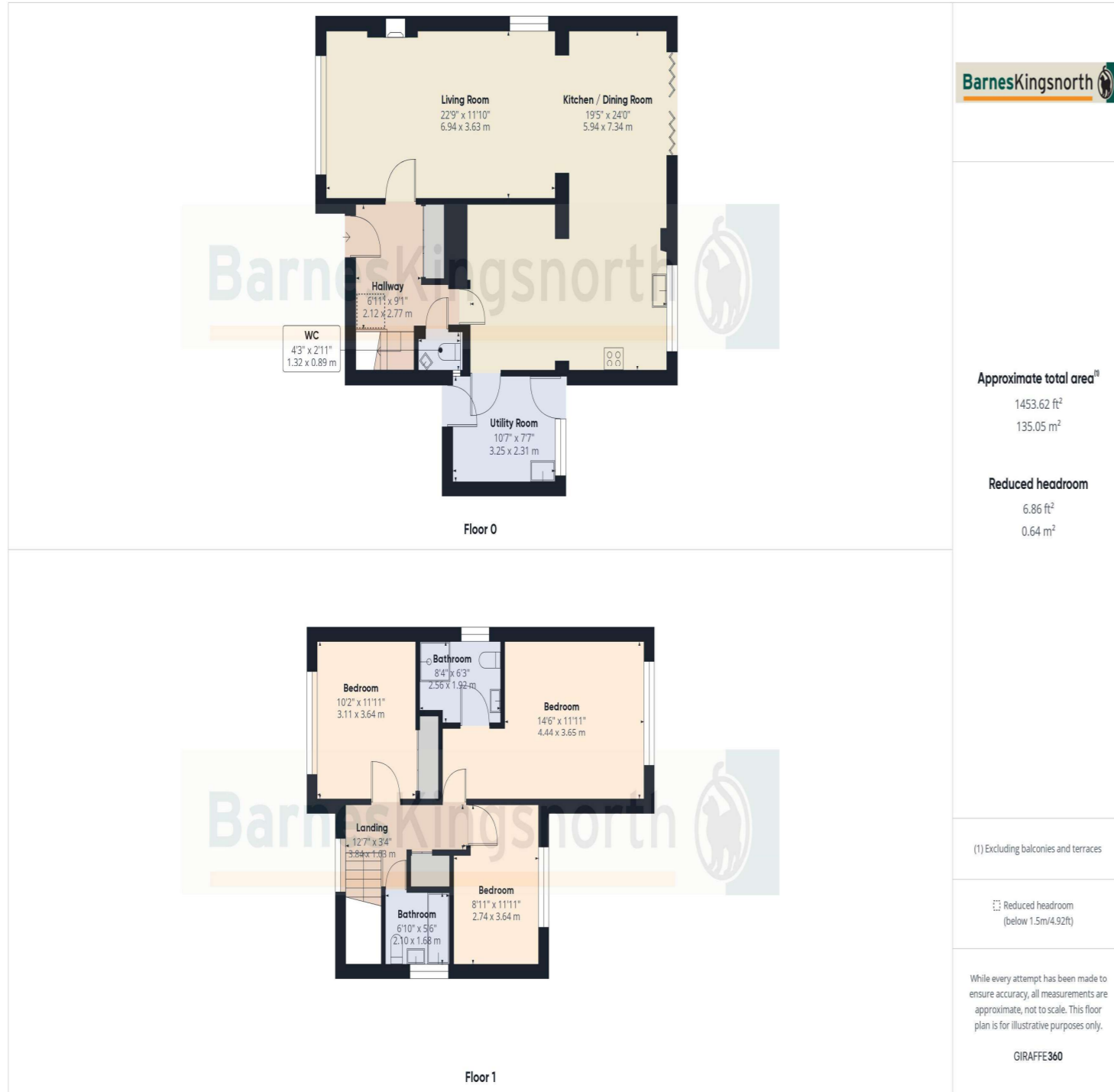


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



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

£650,000 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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THE PROPERTY

A well-appointed detached family home. The accommodation is light and bright throughout and is decorated with modern finishes. The front door opens into a lovely wide hallway with large storage cupboard for your coats and shoes, as well as space under the stairs for a console table and further storage and a handy downstairs WC. Original parquet flooring flows through from the hallway into the living room. This light and bright room is filled with sunlight from the large picture windows to the front, and the log burner is the focal point of the room. The property has been extended to the rear with a great size open plan kitchen / dining room. Benefitting from large bi-fold doors out to the garden, there is plenty of space in the dining area for a large family table. The kitchen is fitted with a modern range of dark blue wall and base units with white work tops and has integrated induction hob, electric ovens and dishwasher. The breakfast bar is the perfect place to enjoy a morning coffee, and offers further worktop space to prepare your meals. The utility is found just off the kitchen, to the rear of the garage. It has a sink and plenty of wall and base units and space for a washing machine and tumble dryer. It also has a door to the garage. Upstairs, there are 3 bedrooms and a family bathroom. The master bedroom benefits from plenty of storage and a handy ensuite with WC and shower. A further double and good sized single bedroom complete the bedroom space. The family bathroom is fitted with a white suite of WC, wash hand basin and bath with electric shower over.

OUTSIDE

There is plenty of driveway parking at the front as well as an attached garage. The rear garden is certainly a fantastic feature of the property. There is a large patio with ample space for garden furniture to enjoy the outside space. The large area of lawn offers plenty of room for children to play, and the established hedges and borders around the edge of the garden offer plenty of privacy. To the very end of the garden is a wooden storage shed.



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 right hand side.

AGENT'S NOTE The property is fitted with double glazing, and there is gas central heating with the boiler located in the utility room. 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: D

Council Tax Band: F

Ref: P947/42026001/V1/LE

