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Barnes Kingsnorth



Woodside Road, Pembury, Tunbridge Wells, Kent, TN2 4BG

£795,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
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THE PROPERTY

Meadowsweet is a spacious family home with views over neighbouring countryside. If you are looking for a rural retreat just a short walk away from the local village amenities, then this is the property for you. Welcomed through the front door into the large hallway with dark wood flooring, which flows through into the wonderful light and bright sitting room. With double aspect windows, this room is flooded with natural light and benefits from views out over the rear garden. The home has a separate dining room, again with double aspect windows and patio doors giving access to the garden. The fourth bedroom / study enjoys views of the neighbouring field which is currently home to some horses. The family kitchen is to the front of the property, and again enjoys double aspect windows. Having been recently refurbished by the current owners, there are white shaker style units and ample worktops. With an abundance of integrated appliances, including dishwasher, double oven, microwave, fridge freezer and wine fridge, there is everything a budding chef would need to cook up a super family meal. A handy utility room and separate shower room / wc complete the picture downstairs. To the first floor there are 3 generous sized bedrooms. The master, to the front of the property, offers plenty of space for a large bed, and thanks to the wall of built in wardrobes with sliding doors, there is also an abundance of storage. This room also has the benefit of an air conditioning unit - ideal for those hot summer nights! The second bedroom overlooks the rear garden and also benefits from a plethora of fitted wardrobe and cupboard space. The third single bedroom is ideal for guests or to be used as a study, and also offers a small eaves storage cupboard. The family bathroom, with crisp white suite featuring shower over bath, WC and sink also enjoys the wonderful views over the horse paddock.

OUTSIDE

Approached up a driveway, the generous front garden is laid mainly to lawn with established trees and hedges. Towards the front door, there is wonderful cottage garden planting, with an abundance of flowers and pathway and a wrought-iron gate leading to the rear garden. There are a number of outbuildings accessed from the rear of the property. The handy storage cupboard and separate boiler room, which houses the boiler and hot water tank are tucked round by the door to the garage. The double width garage features a new electric up and over door, and newly refurbished flooring. It is a fantastic size, with plenty of space to keep your car. There is also a workshop in this area. The rear garden has been carefully tended to, with areas of lawn and generous planting creating a wonderful peaceful oasis. A small summerhouse offers more storage or a place to sit in the evenings.

THE LOCAL AREA The property is peacefully set on the outskirts of Pembury, off a private drive, yet still within walking distance of the village and nearby woodland to walk the dog! Pembury has an active community, catering for everyday needs including a doctors' surgery, vets', chemist, newsagent/mini supermarket with post office counter, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdressers', barber's, churches, library, and a highly regarded primary school. There is a Tesco supermarket and a local convenience store. The recreation ground has play areas for children, including a basketball court and skate park and for the adults, outside gym equipment, tennis courts and a bowls club. There is also a cricket club and football club within the village and well-supported U3A. The Tunbridge Wells at Pembury Hospital is on the edge of the village. Tunbridge Wells and Tonbridge are approximately 3.9 and 6.3 miles distant respectively, and offer a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells, Tonbridge and Paddock Wood (3.5 miles) all have mainline stations with commuter trains to London in under an hour. By road, the A21 gives access to the M25 and all the major motorway networks and there is a regular bus service to the local area and Centaur commuter coach service to the City.

ROUTE TO VIEW From our office in the High Street turn left and continue past the traffic lights, into Hastings Road. Continue on this road until Bo-Peep Corner (just before the slip road for the A21). Turn left into Henwood Green Road. Go down the hill, turn right into Woodside Road where Meadowsweet can be found on the right-hand side. **AGENT'S NOTE** This double-glazed property has gas central heating. There is lapsed planning to extend the property and add a further upstairs bedroom and ensuite.

Energy Efficiency Rating: E

Council Tax Band: F

Ref: P950/42027001/LE/V2



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.