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# BarnesKingsnorth



**The Rowans, Heskett Park, Pembury, Tunbridge Wells, Kent,  
TN2 4JQ**

**£630,000 Freehold**

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

With an abundance of living space and a peaceful location tucked away in a quiet area of Pembury, there is plenty on offer in this fantastic family home. The front door opens into the handy hallway, the original parquet flooring continues throughout the hallway, sitting room and dining room which helps the space flow. The well-appointed sitting room enjoys double aspect windows to front and side, making the room feel very light and bright. The lovely open fireplace the focal point and is perfect for chilly winter evenings. Glass doors separate the sitting room and dining room to the rear and there is a large picture window overlooking the rear garden. It is a wonderful space to entertain, or could be used as a study / playroom if so required. The modern kitchen is fitted with plenty of cupboard space and crisp white work tops. With integrated appliances including dishwasher, fridge freezer and double oven, as well as an electric hob, there is also a handy larder cupboard for additional storage. The kitchen opens up at the rear of the home to the breakfast room, a fantastic place to enjoy your morning coffee. Enjoying additional cupboard space, room for a small kitchen table and chairs and large wrap around windows you can enjoy views over the lovely garden. A small WC completes the picture downstairs. To the first floor there are three good size bedrooms. The smaller single to the front has a built-in cupboard and desk, leaving plenty of space for a single bed. The room enjoys far reaching views across the woodlands surrounding Pembury. The second double bedroom also enjoys these wonderful views, and benefits from a large fitted wardrobe offering plenty of storage. The master bedroom is to the rear and incorporates generous dressing area as you enter with an array of fitted wardrobes and chest of drawers. A fantastic size bedroom, again enjoying double aspect windows making it light and bright. With further wardrobe space and separate shower cubicle and sink. The family bathroom features basin and shower over bath, and there is a handy separate WC.

### OUTSIDE

Approached to the front via the block-paved driveway with parking for 2 cars, there is an area of lawn and a border of established plants. The single garage is a handy addition. The wonderful sunny rear garden is private and offers plenty of space to enjoy the outdoors. A covered pergola with space for seating is the ideal place to sit and admire the large selection of plants and shrubs which edge the garden. The lawn is a great size, with plenty of space to play. There is also a great garden office / studio which is fully lined, insulated and with power, making it perfect for working from home.

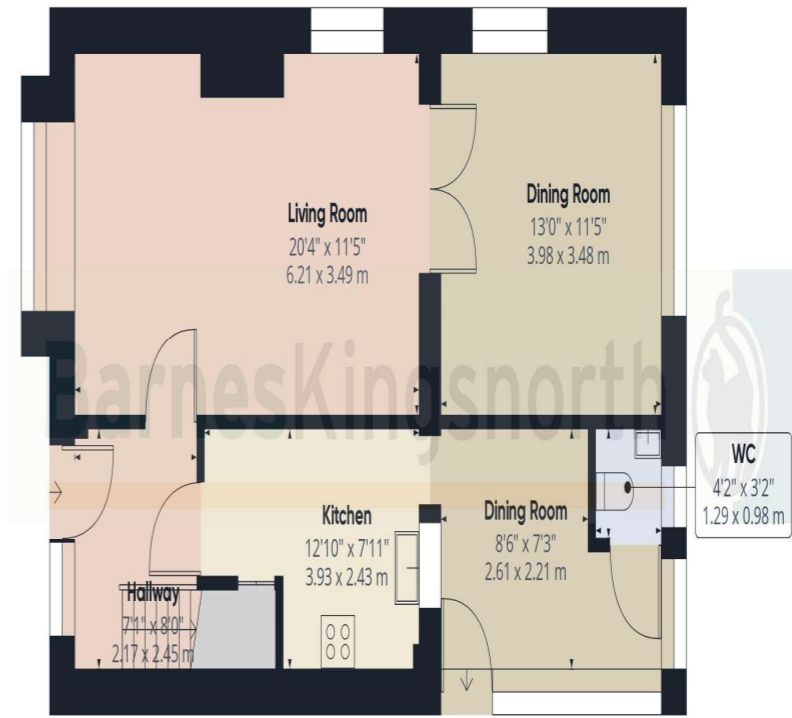
### THE LOCAL AREA

The property is set within a popular cul-de-sac on the edge of the village, within walking distance of a convenience store, bus stops, doctor's surgery and primary school as well as footpaths through orchards and woodland. There are a mix of modern and 1930s 3-4 bedroom houses in the road, making it a popular choice for families. Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells, Tonbridge and Paddock Wood. Catering for everyday needs, including a chemist, newsagent, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdresser, post office, churches, Tesco supermarket and Co-op. The Tunbridge Wells at Pembury Hospital is on the periphery of village. There is a superb recreation ground with 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. There is also a cricket club and a football club within the village and very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3 and 5 miles distant respectively, both offering a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells, High Brooms, 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 itself. 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. **ROUTE TO VIEW** From our office in the High Street, turn left down Lower Green Road and after approximately half a mile, turn right into Romford Road. Continue across the staggered junction with Henwood Green Road, into the second part of Romford Road. Towards the bottom of the hill take the first right into Heskett Park where the property will be found on the right hand side at the top of the road. **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 identity and residence of purchasers.

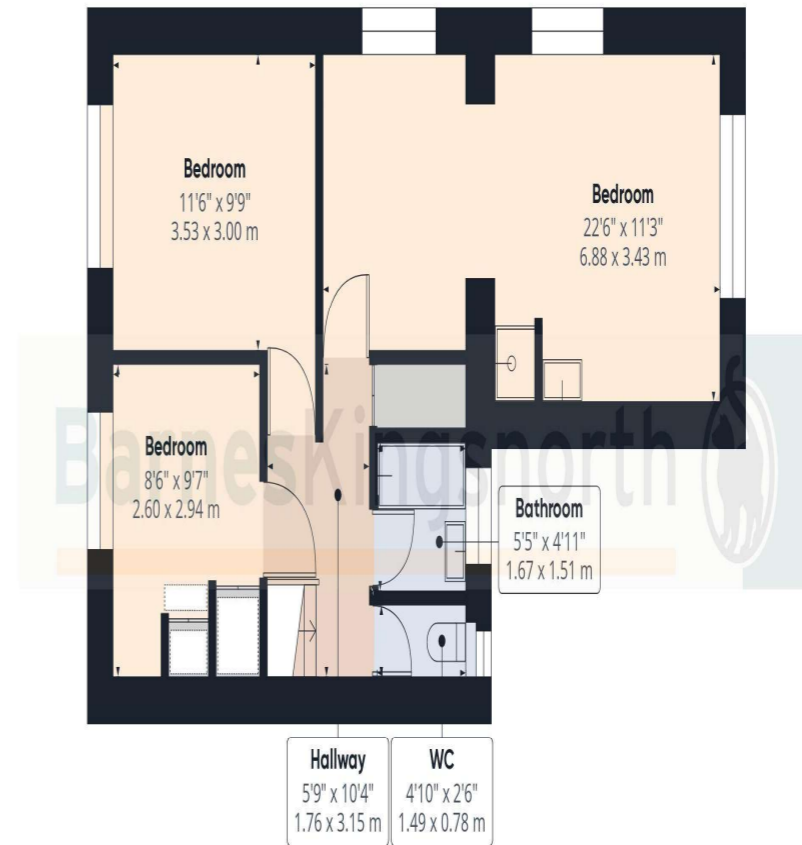
**Energy Efficiency Rating: D**

**Council Tax Band: E**

Ref: P946/24026001/LE/V2



Floor 0



Floor 1

Approximate total area<sup>1)</sup>

1186.2 ft<sup>2</sup>

110.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**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.