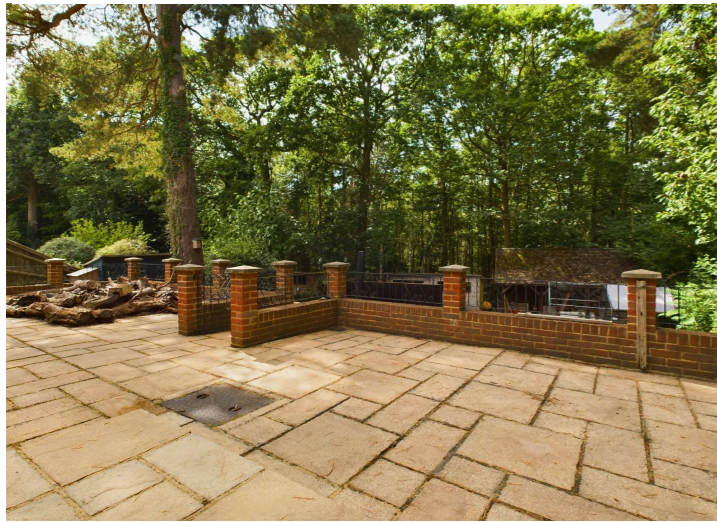


**Barnes Kingsnorth offices at:**  
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# BarnesKingsnorth



**Gimble Way, Pembury, Tunbridge Wells, Kent, TN2 4BX**

**£799,950 Freehold**

Viewings strictly by appointment with the agent  
Tel: 01892 822880  
[www.bkestateagents.com](http://www.bkestateagents.com)



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### THE PROPERTY

Tucked away at the head of a popular cul-de-sac in Pembury, this wonderful home enjoys a peaceful location backing onto woodland, giving a true rural feel. Entrance door into the generous size hallway, there is plenty of space here for a console table or shoe storage unit. The fantastic size sitting room enjoys views over the garden to the rear. The window and large patio doors allow plenty of natural light to flood the room, giving a light and bright feel. The solid stone fireplace with log burner is the focal point of the room around which there is ample space to arrange your furniture. The kitchen, also enjoying the views to the rear, offers plenty of storage in the off-white shaker style units, with integrated double oven, gas hob and dishwasher, and the granite style work tops give the space a modern feel. The handy breakfast bar is the perfect place to sit and enjoy a coffee or grab a snack. The utility room, with access to both the front and rear of the house, has space for washing machine, dryer and also room for your fridge freezer as well as a second sink and additional storage cupboards. The dining room, next door to the kitchen, offers the potential to knock this room through into an open plan kitchen / diner (subject to planning) should you wish. Currently the space enjoys double aspect windows, with room for a large dining table. Two of the five bedrooms in this property can be found downstairs. Both are good size double bedrooms, and both are currently being used as office space by the current owners. The ground floor bathroom with shower completes the picture downstairs. To the first floor there are three good size double rooms. Bedrooms two and three both benefit from eaves storage. The master bedroom is generous in size, with two large, fitted wardrobes and also an ensuite bathroom with shower, sink and WC. The family bathroom with bath, WC and sink rounds up the first floor accomodation.

### OUTSIDE

To the front, the property benefits from off road parking for two cars. There is also a small area of lawn. The rear garden is one of the highlights of this home. The stone patio is a great size, with plenty of space for your garden furniture to sit and relax in the evening or socialize with friends. Steps, with raised beds either side lead down to the large area of lawn. Various outbuildings can be found down one side, including a workshop and shed. The bottom of the garden, an area of large trees which backs onto the surrounding woodland, has been left to grow naturally but offers so much potential to be something truly special, and is the ideal space for children to play!

### THE LOCAL AREA

Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells. This home is set in a popular cul-de-sac, favoured by families as it is within a short walk of the well-regarded primary school and has walkways through to Maidstone Road for the nearest bus stop, Downingbury Farm Shop and extensive woodland walks which in turn, lead to the 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, tennis courts and a bowls club and there is also a cricket club and football club within the village and well supported U3A group. Pembury caters for everyday needs including a chemist, newsagent, doctor's surgery, library, public houses, eateries, Notcutts garden centre and coffee shop, hairdresser, Post office, churches, Tesco supermarket and two local convenience stores. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. Tunbridge Wells and Tonbridge are approximately 4 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 as well as a commuter coach service running from 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 to the local area.

### ROUTE TO VIEW

From our office in Pembury, turn left and left again into Lower Green Road. Continue along and just past the primary school, turn left into Church Road. At the far end of Church Road, turn left into Gimble Way. The property will be found at the end of the cul-de-sac on the right hand side; as denoted by our For Sale board.

*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.*

**Energy Efficiency Rating: C**

**Council Tax Band: F**

**Ref: P957/42028082/V2/LE**



**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.