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BarnesKingsnorth



Batchelors, Pembury, Tunbridge Wells, Kent, TN2 4ED

£500,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
www.bkestateagents.com



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THE PROPERTY

Take a look at this light & bright, detached property which offers well-proportioned accommodation that you can style and make your own. Welcomed into the entrance hallway, with space for storing shoes & coats and there is a handy downstairs shower room/WC located just off the hallway. The well-appointed sitting room is wonderfully light and bright thanks to the large picture window which overlooks the front of the property. It is a fantastic space which offers lots of room for your living room furniture, and there is a useful large understairs cupboard for storage. Double glass doors open up into the lovely dining room to the rear, with large patio doors and a full height window, the feeling of a sunny living space continues in the room! Completing the picture is the light and airy kitchen. Neatly fitted with plenty of worktop and storage space but also offering the potential to put your own stamp on the home. To the first floor, there are four bedrooms. The great size master bedroom overlooks the rear garden, with large built-in wardrobes running along the wall, there is still plenty of space for a large bed and additional storage if required. There are two further double bedrooms to the front of the home, one of which also has a small built-in wardrobe, and a fourth smaller single bedroom. The family bathroom with avocado bath and sink and white WC would benefit from some updating but is a great size with plenty of potential.

OUTSIDE

To the front, the property benefits from off-road parking for multiple cars on the large driveway, and there is an area of lawn and some established planting. There is also a garage with up and over door. To the rear, there is a lovely rear garden. Laid mainly to lawn with established planting, the garden is a great space to enjoy the outside.

THE LOCAL AREA

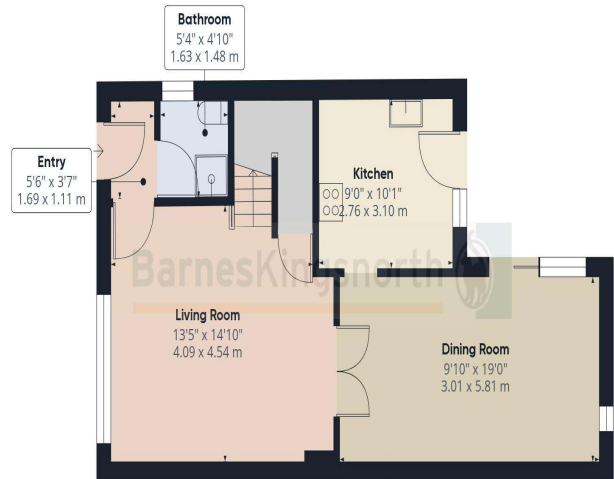
Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells. This home is conveniently set within walking distance of the village school. Pembury caters for everyday needs including a well-regarded primary school, doctor's surgery, library, chemist, newsagent with Post Office counter, public houses, eateries, farm shop, churches, vets and a petrol station. The Tunbridge Wells at Pembury Hospital, Notcutts and a Tesco supermarket is also on the periphery of the village. There are walks through woodland and orchards around the village and a superb recreation ground is just a short walk away. Along with play areas for children of all ages, there is a cricket club, football club and bowls club for adults and a very well supported U3A. Tunbridge Wells and Tonbridge are approximately 2.8 and 5.3 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 Pembury, turn left and left again into Lower Green Road. Proceed along and take the 6th right hand turning into Beagles Wood Road and left into Batchelors. The property will be found on the left-hand side.

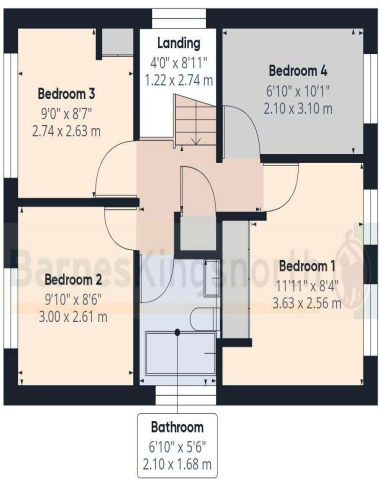
Please Note: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: **D**

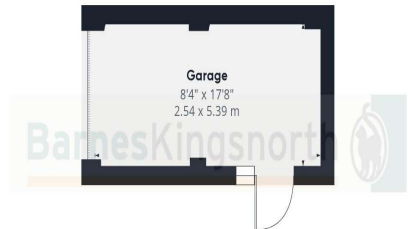
Council Tax Band: **E**



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area[®]
1157.77 ft²
107.56 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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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.