

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



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

£365,000 Freehold

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



1



2



1

THE PROPERTY

Situated in a popular cul-de-sac location in Pembury, this wonderful two-bedroom, semi-detached home is close to village amenities including the primary school, nursery and doctors surgery, but also has woodland walks just a short stroll away. Welcomed through the front door into the entrance porch, with ample space to hang coats and store your shoes, you then walk straight into the well-proportioned, bright, open plan sitting /dining room. With floor to ceiling picture windows overlooking the front and large patio doors facing the rear garden, the room is flooded with natural light. This large room offers flexible living, with space for a large sofa, table and a desk, which can be configured to your own preference. The kitchen, with white shaker style units and black worktops has plenty of storage and with built in double oven is perfect for any budding chef. There is also space for the washing machine, and a side door gives access into the garden. To the first floor, there are two bedrooms, both with ample storage thanks to eaves storage and mirror fronted wardrobes. The family bathroom with corner shower, sink and WC completes the picture upstairs.

OUTSIDE

The property is approached by a pathway, and benefits from a small area of lawn. The rear garden has been thoughtfully renovated and enjoys plenty of sunshine, whilst the courtyard design is private and secluded, perfect for enjoying in the summer. Carefully planted with terraced beds and with a feature waterfall giving a peaceful ambience. The property comes with two allocated parking spaces.

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.

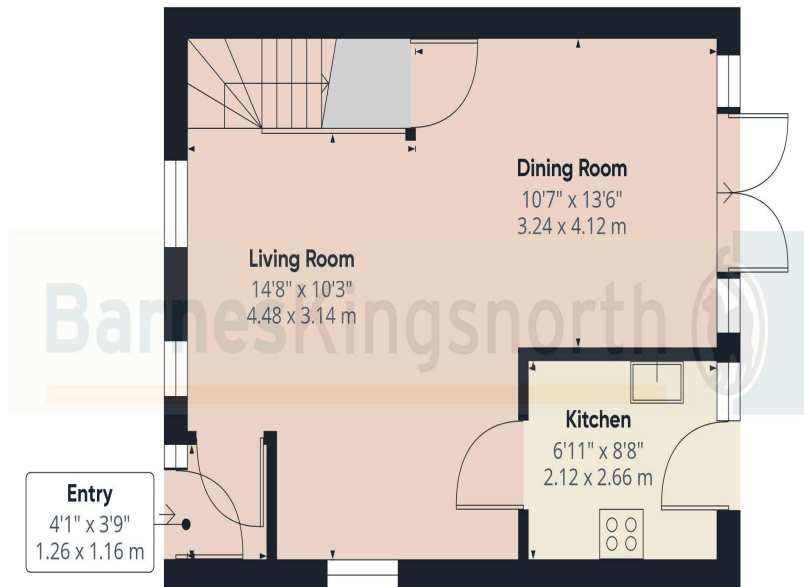
ROUTE TO VIEW From our office in Pembury, turn left and left again into Lower Green Road. Proceed along and take the 6th right hand turning into Beagles Wood Road and left into Batchelors. The property will be found at the head of the cul-de-sac on the left-hand side.

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.

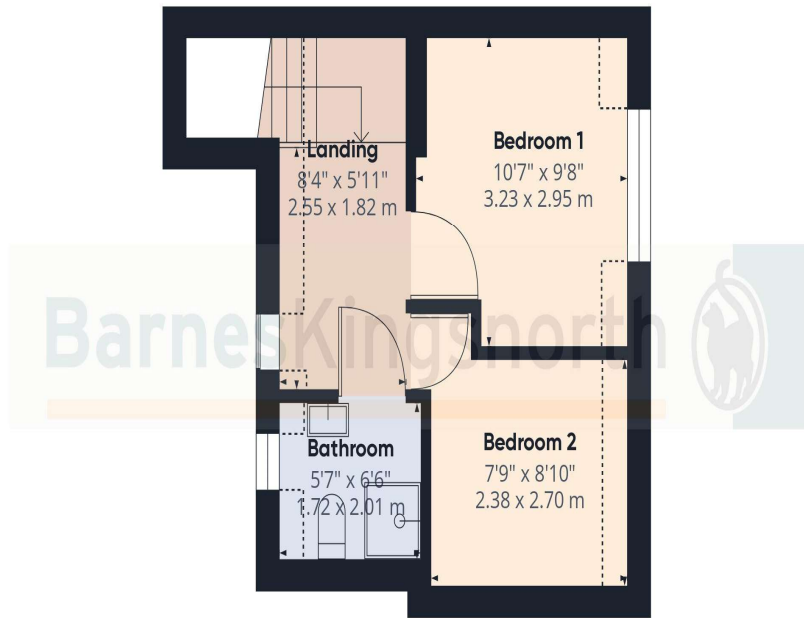
Energy Efficiency Rating: D

Council Tax Band: C

Ref: P969/42022190/V1/LE



Floor 0



Floor 1



Approximate total area⁰

677.36 ft²
62.93 m²

Reduced headroom

26.15 ft²
2.43 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360

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.