

**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



**Stonecourt Farm Cottages, Stone Court Lane, Pembury,  
Tunbridge Wells, Kent, TN2 4AB**

**£485,000 Freehold**

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

**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.





1



3



1

## THE PROPERTY

Tucked away in a unique position in Pembury village, surrounded by orchards and with woodland walks "a stones throw" from your front door, this wonderful Victorian, semi-detached home has lots of potential for its new owner. In need of some further updating, there is still lots on offer in this appealing home. Welcomed through the front door into the hallway, with understair cupboards, the larger of which is big enough to walk into with plenty of storage plus the electric meter for the property. The sitting room, to the front of the home is a great size, with a large bay window overlooking the front garden making the room light and bright, a fireplace with electric fire and plenty of space for your furniture, and benefits from new carpets. The recently refurbished cottage kitchen creates a fantastic place to cook and socialize with friends. With statement sage green units and solid wood worktops, plus an exposed brick fireplace, it has been thoughtfully updated to create a clean, modern space, and there is ample room for a small table and chairs. Brand new integrated appliances, including an electric hob, oven and fridge freezer are all included in the sale. The separate utility has also been updated with the cabinets and worktops, this useful space offers additional storage, plus a washing machine and dishwasher, both also included in the sale. The family bathroom completes the picture downstairs and features WC and shower over bath. The boiler is also found in the bathroom. Upstairs there are three bedrooms, the master to the front is a good size, with built in wardrobes. The second double has a wonderful original fireplace in, and there is a small third bedroom, which would work perfectly as an office. The property has modern UPVC windows throughout and is heated with heaters, there are new high efficiency Rointe radiator heaters in the living room, bathroom and kitchen, whilst the upstairs bedrooms have traditional night storage heaters.

## OUTSIDE

The property has gardens on three sides. The front garden is mainly laid to lawn with flower beds on either side of the pathway to the front door. The garden continues down the side, with potential for a side extension. To the rear you will find a large brick outbuilding. Currently used as storage, this space could be converted to a home office. There is both water and power to the outbuilding. The garden at the back is a fantastic size, mainly laid to lawn with established plants in the borders, there is also a small pond and vegetable patch - perfect for any budding gardener!

**Energy Efficiency Rating: E**

**Council Tax Band: C**



**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 within a cul-de-sac in a popular residential road, close to the well-regarded primary school. The area is popular with families as well as those who have raised their families here and then continued to enjoy the convenient location once the children have left home, as it is also within walking distance of the doctor's surgery, library, farm shop and local convenience store, not to mention the miles of footpaths nearby. Pembury village caters for everyday needs including a chemist, newsagent with Post Office counter, public houses, eateries, Notcutts garden centre and coffee shop, hairdresser, barbers, churches, Tesco supermarket and petrol station with Morrisons. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. There are walks through woodland and orchards around the village and a superb 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. There is also a cricket club, football club and well-supported U3A within the village. Tunbridge Wells and Tonbridge are approximately 3.7 and 6.1 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 local areas.

**ROUTE TO VIEW** From our office in Pembury, turn left and left again into Lower Green Road. Follow this road all the way down, past the school where the road becomes Maidstone Road. Take the right hand turn into Herons Way and then left into Stonecourt Lane. Follow the lane around to the right where the property can be found on the left hand side.

**AGENTS NOTE:** There is no gas supply to the property. 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 purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Ref: P936

