

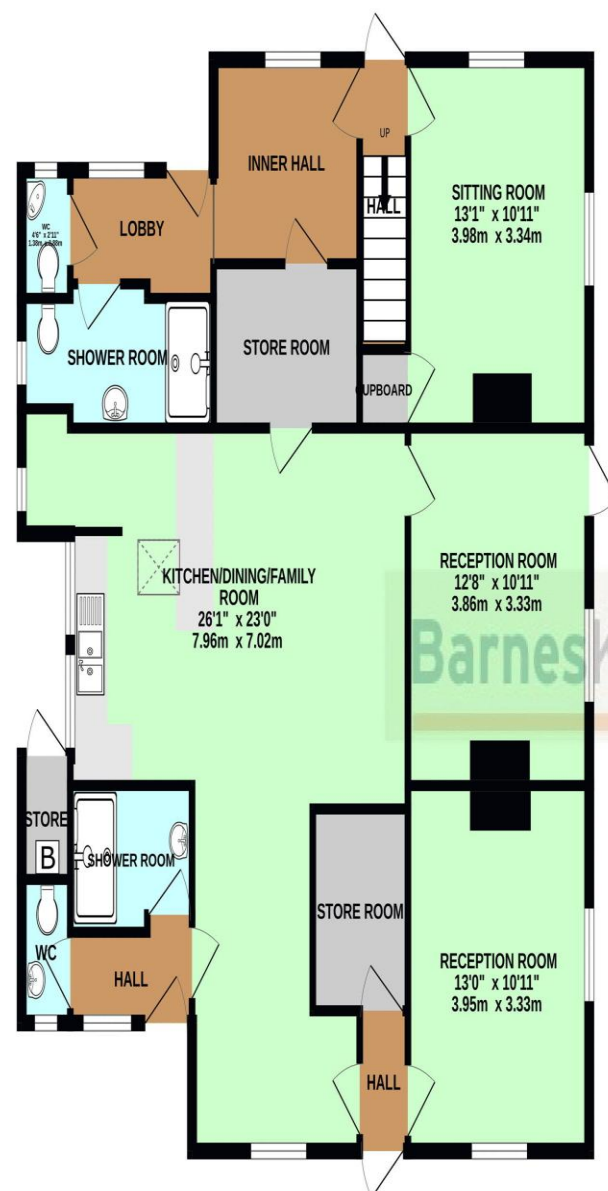
**Barnes Kingsnorth offices at:**

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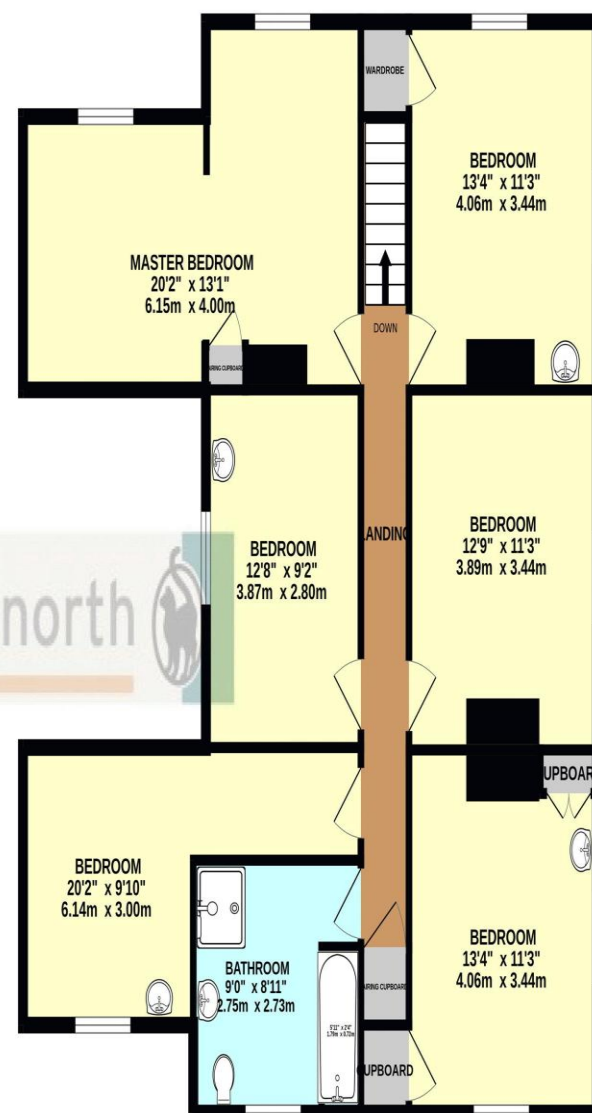
# BarnesKingsnorth



GROUND FLOOR  
1178 sq.ft. (109.4 sq.m.) approx.



1ST FLOOR  
1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 2269 sq.ft. (210.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Holly & Hawthorn Cottage, Cornford Lane, Tunbridge Wells, Kent, TN2 4QU

**Guide: £800,000 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.





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**THE PROPERTY**

If you are looking for a large, family home to really make your own, then look no further. Its not often that unique projects like this come along - its even less often they come up in a lovely countryside setting. Originally two semi-detached cottages which were adapted for use by Aspens Charitable Foundation, the properties are now being sold as a whole and offer a super opportunity to be re-designed and adapted into a fabulous family home. Currently there is a central kitchen/dining/family room ... sure to be the 'hub of the home' with two store rooms, two shower rooms and three spacious reception rooms to the ground floor. On the first floor there are six bedrooms, a large bathroom with both a bath and shower.

**OUTSIDE**

Driveway with parking for several cars. Large area of lawn with far reaching views to the rear over farmland. Ample space for garaging (subject to the usual planning consents). There is a large area of woodland and generous fishing lake. The property has its own septic tank. Extensive gardens and grounds ready to adapt to your own individual requirements. The property is being sold with NO ONWARD CHAIN!



**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 residential road. Pembury caters for everyday needs including a well regarded primary school, doctor's surgery, library, chemist, newsagent, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdressers, vets, post office, churches, Tesco supermarket and 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 which has play areas for children of all ages. Tunbridge Wells and Tonbridge are approximately 3.2 and 5.6 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 High Street turn turn right and continue along the High Street taking the third turning on the left into Cornford Lane continue along and the property will be found on the left hand side identified by our For Sale board.

*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 purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: D**

**Council Tax Band: TBC**

