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BarnesKingsnorth



Woodhill Park, Pembury, Tunbridge Wells, Kent, TN2 4NW

£650,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
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

Brought to the market with family living in mind, the flexible open plan layout will certainly appeal. Situated in a highly sought after area, this well planned and well presented extended Gough Cooper T1 Cottage Style semi-detached home is move-in ready! Entrance door leads into the entrance hall, bright and spacious, providing plenty of room to store all those coats and shoes! The charming and beautifully presented sitting room is of excellent proportions and includes a feature fireplace with electric fire. A door from the hall leads into the stylish, fully fitted kitchen which is well equipped with a comprehensive range of pale grey units with worktops over and integral appliances plus a handy breakfast bar. The easy care wood-effect flooring offers the perfect solution for the busy family. Keep all the family laundry out of sight in the handy utility room. There is also the benefit of a downstairs cloakroom. Doors from the kitchen lead into the light and airy conservatory with fabulous views over the rear garden and woodland beyond. Stairs rise from the hall to the upper floor where you will uncover the four well proportioned bedrooms, perfect for families or guests. There is a handy store room too adjacent to bedroom four. Bedroom two incorporates an ensuite shower room and the stylish family bathroom fitted with fresh white sanitaryware completes the first floor accommodation.

OUTSIDE

Greeted by the timeless appeal of this T1 Cottage Style exterior, the integral garage adds practicality and convenience. The block paved driveway provides ample parking for two to three vehicles. The rear garden is predominantly laid to lawn and includes a delightful patio area providing your very own slice of privacy and boasts views to woodland beyond plus the added bonus of a summer house! Located in this sought after residential pocket, this thoughtfully extended family home provides space and immaculately presented accommodation with a cosy and contemporary feel.



THE LOCAL AREA

Woodhill Park is a highly sought after residential area with a gate into the recreation ground and woodland walks nearby. Within walking distance of most of the village amenities, it is particularly popular with families. Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells. Pembury caters very well for everyday needs including a chemist, newsagent, doctor's surgery, library, Post Office, Tesco supermarket and two local convenience stores along with public houses, eateries and churches. The Tunbridge Wells at Pembury Hospital and Notcutts Garden Centre is on the periphery of the village. Tunbridge Wells and Tonbridge are approximately 3.3 and 5.4 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 the High Street, turn right and proceed towards the crossroads that lead to Tunbridge Wells. Take the third turning right into Woodhill Park. Follow the road down the hill and the property will be found on the left hand side.

PLEASE NOTE: 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) for each purchaser.

Energy Efficiency Rating: D

Council Tax Band: E

