

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



The Gill, Pembury, Tunbridge Wells, Kent, TN2 4DJ

£680,000 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.



3



4



1

THE PROPERTY

A beautifully presented four-bedroom family home, tucked away in a popular cul-de-sac and enjoying lovely views over surrounding woodland. This is a home designed with family life in mind, offering generous and flexible living space throughout, including extended ground-floor accommodation. The welcoming entrance hallway is light and spacious, with plenty of room for coats, shoes and everyday family essentials. To the rear, the main sitting room is a comfortable and relaxing space, with patio doors opening directly onto the garden – perfect for keeping an eye on children playing outside or enjoying summer evenings together. The dining room also overlooks the garden and is an ideal space for family meals, homework sessions or entertaining friends, whilst also benefiting from built in storage. The kitchen is a real heart-of-the-home space, fitted with white shaker-style units and warm wooden worktops. With an oven and hob already in place and room for all the necessary appliances, it's well suited to busy family life and budding chefs alike. A second sitting room at the front of the property is currently used as a playroom, offering a fantastic space for children, though it could just as easily be adapted as a home office, snug or teenage retreat. The integrated garage provides useful storage and offers potential for future development, subject to planning. A handy downstairs WC completes the ground floor. Upstairs, the home continues to impress with four comfortable double bedrooms, providing plenty of space for a growing family or visiting guests. The family bathroom is well equipped with a bath, corner shower, WC and washbasin – ideal for busy mornings and relaxed bedtime routines.

OUTSIDE

There is off-road parking for two cars, along with a lawned front garden and established planting. The rear garden is mainly laid to lawn with a generous patio area, perfect for summer BBQs, outdoor play and family gatherings. Backing onto woodland, the garden offers a peaceful, private setting where children can explore and adults can unwind.



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 sought after cul-de-sac, popular with families as it is within walking distance of the well-regarded primary school as well as the doctor's surgery, library, farm shop and local convenience store. Pembury village caters for everyday needs including a chemist, newsagent with Post Office counter, public houses, eateries, Notcutts garden centre and coffee shop, hairdresser, churches, Tesco supermarket and Morrisons. The Tunbridge Wells at Pembury Hospital is on the periphery of 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 and a bowls club and there is also a cricket club and football club within the village. Tunbridge Wells and Tonbridge are approximately 3.5 and 5.7 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 recently improved 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 at The Green into Lower Green Road and take the seventh turning right into The Meadow. At the end of the road turn right onto Herons Way then take the next turning right into The Gill. At the T junction, turn left and the property will be found at the head of the cul-de-sac.

AGENT'S NOTE The property is double glazed and has gas central heating with the boiler located in the garage. 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.

Energy Efficiency Rating: C

Council Tax Band: E

