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BarnesKingsnorth



Batchelors, Pembury, Kent, TN2 4ED

£340,000 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

Tucked away in a popular residential cul-de-sac in the heart of Pembury, this well-presented two-bedroom mid-terrace home offers a wonderful balance of village convenience and access to nearby countryside. Ideally located within easy reach of the village primary school, nursery, local amenities and doctors' surgery, the property also benefits from beautiful woodland walks just a short stroll away. The accommodation begins with a useful entrance porch, providing space for coats and shoes, leading into a bright and inviting sitting room. This well-proportioned space is centred around a large picture window that floods the room with natural light and offers a pleasant outlook to the front. There is ample room for comfortable seating, making it an ideal space for relaxing or entertaining, while two generous built-in storage cupboards provide excellent practicality for keeping everyday items neatly tucked away. The layout flows effortlessly through to the dining area, enhancing the sense of space and connectivity. To the rear, the home opens into a dining area with ample space for a table and chairs—perfect for both everyday living and entertaining. The adjoining kitchen overlooks the garden and is fitted with wood-effect cabinetry, contrasting worktops and eye-catching black and white tiled splashbacks. There is an integrated electric oven and hob, along with space for a washing machine and freestanding fridge freezer. Upstairs, the property offers two bedrooms, including a well-proportioned double and a second single bedroom, ideal as a guest room, nursery or home office. Both rooms benefit from useful eaves storage. A family bathroom, fitted with a bath, WC and wash basin, completes the first floor, along with an airing cupboard on the landing.

OUTSIDE

The property is approached via a shared pathway and enjoys a small front garden with lawn and planted borders. To the rear, the sunny terraced garden provides a lovely outdoor retreat, with space for seating, a small lawn area and established planting adding colour and interest throughout the seasons. The property also benefits from a parking space within a shared parking area. Perfect for first-time buyers, downsizers or investors, this delightful home combines a peaceful setting with excellent local amenities and transport links nearby.



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 right-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: C

Council Tax Band: C

Ref: P1044/62020412/V1/LE

