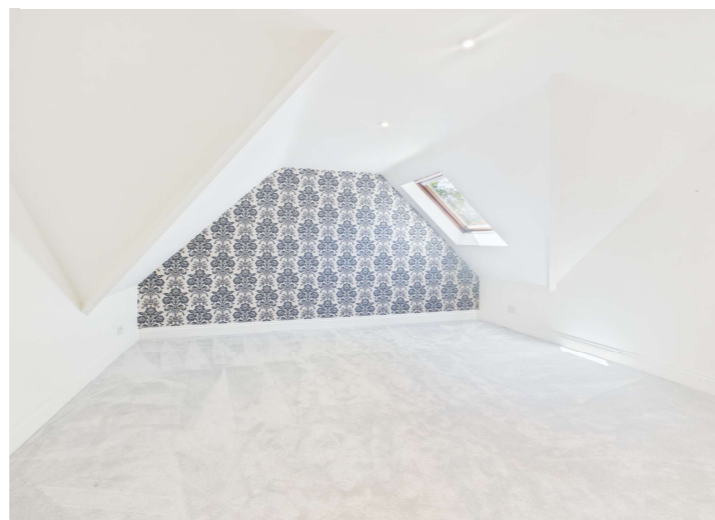


Barnes Kingsnorth offices at:
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BarnesKingsnorth



The Woodlands, Pembury, Tunbridge Wells, Kent, TN2 4AZ

£1,390,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
www.bkestateagents.com



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THE PROPERTY

A substantial and versatile family home set in a delightful rural location on the outskirts of Pembury village. Offering the perfect balance of countryside living and convenience, the property is within easy reach of village amenities, while beautiful woodland walks are just a short stroll away. The property is welcomed by a spacious entrance hall featuring attractive oak flooring and extensive floor-to-ceiling fitted oak storage, providing ample space for coats and shoes. The impressive dual-aspect sitting room is flooded with natural light and features sliding doors opening onto the garden. A large recessed fireplace provides an ideal focal point for an electric fire. The adjoining kitchen is well-equipped with an excellent range of oak cabinetry, granite worktops, an integrated electric double oven, an additional freestanding double oven, an under-counter dishwasher, and space for a fridge freezer. A large freestanding pantry-style cupboard offers further practical storage. Glazed double doors lead through to the dining room, creating an ideal space for both family meals and entertaining. Enjoying lovely views over the rear garden, it seamlessly connects indoor and outdoor living. To the rear of the kitchen is a useful utility room offering additional cupboard and worktop space, together with plumbing for a washing machine and tumble dryer. The oil-fired boiler serving the main house is also located here. A separate family room, also with sliding doors to the garden, provides an excellent snug or playroom, while a dedicated study offers an ideal work-from-home space or doubles as additional bedroom. The property also benefits from a highly flexible self-contained annexe, which can either remain integrated into the main house or be closed off independently. This accommodation comprises a second sitting room with garden access, a kitchen area with electric oven, integrated full-height fridge freezer, space for a washing machine, together with a double bedroom and an en-suite wet room. The first floor offers exceptionally generous accommodation, with seven bedrooms in total. The main house provides six spacious double bedrooms, two of which benefit from en-suite shower rooms. Several bedrooms offer excellent fitted storage, while two also feature useful eaves storage. A further section of the first floor can serve as an independent second annexe or guest suite. Accessed via one of the bedrooms, it comprises a large bedroom/games room, a spacious landing with kitchenette, and a family bathroom with shower. This area also benefits from its own private staircase and external entrance, making it ideal for multi-generational living, guest accommodation, or potential income opportunities. Equally, it can be easily incorporated back into the main house if preferred.

OUTSIDE

Set behind electric gates, the property occupies a substantial and private plot. To the front, a generous shingle driveway provides off-road parking for in excess of ten vehicles, complemented by a large garage with an electric up-and-over door offering further storage. The rear gardens wrap around two sides of the house and are predominantly laid to lawn, bordered by mature hedging and established planting that provide an excellent degree of privacy and seclusion. The property enjoys use of an outdoor swimming pool, complete with a dedicated plant room housing the pool boiler. The sunny rear terrace provides the perfect setting for outdoor entertaining and summer barbecues, while thoughtfully planted retaining walls soften the landscape and create an attractive, family-friendly outdoor environment.

THE LOCAL AREA The property is peacefully set on the outskirts of Pembury, off a private drive, yet still within walking distance of the village and nearby woodland to walk the dog! Pembury has an active community, catering for everyday needs including a doctors' surgery, vets', chemist, newsagent/mini supermarket with post office counter, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdressers', barber's, churches, library, and a highly regarded primary school. There is a Tesco supermarket and a local convenience store. The recreation ground has play areas for children, 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 and football club within the village and well-supported U3A. The Tunbridge Wells at Pembury Hospital is on the edge of the village. Tunbridge Wells and Tonbridge are approximately 3.9 and 6.3 miles distant respectively, and offer a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells, Tonbridge and Paddock Wood (3.5 miles) all have mainline stations with commuter trains to London in under an hour. By road, the A21 gives access to the M25 and all the major motorway networks and there is a regular bus service to the local area and Centaur commuter coach service to the City.

ROUTE TO VIEW From our office in the High Street turn left and continue past the traffic lights, into Hastings Road. Continue on this road until Bo-Peep Corner (just before the slip road for the A21). Turn left into Henwood Green Road. Go down the hill, turn right into Woodside Road and continue along this lane as it bears right at a fork into Romford Road. Take the second driveway on the left (immediately past Hazeldene Nursing Home) into The Woodlands and Brewood is on the right-hand side.

AGENT'S NOTE This double-glazed property has oil central heating. There are three boilers, the one servicing the main house is in the utility room, there is a further outside boiler for the annex and one for the pool heating in the plant room by the pool. The property is being sold with NO ONWARD CHAIN.

Energy Efficiency Rating: D

Council Tax Band: E

Ref: P1053/62026092/V1/LE



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.