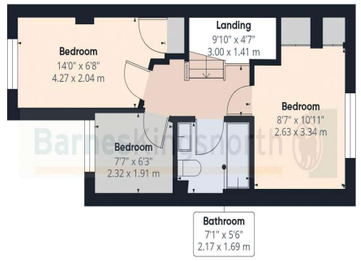
Barnes Kingsnorth offices at:
16 High Street, **Pembury,** Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)
884 ft²
82.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Batchelors, Pembury, Tunbridge Wells, Kent, TN2 4ED

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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.

2 3 1

THE PROPERTY
A beautifully presented modern end-of-terrace home where the current owners have created a warm and welcoming feel, with thoughtful touches and plenty of character throughout. From the moment you step inside, it feels far more individual than you might expect from a modern home. At the heart of the property is the impressive kitchen/breakfast room, fitted with a range of contemporary units and integrated appliances, with space for an American-style fridge/freezer. The room combines style with practicality, featuring a characterful exposed beam, plantation-style shutters and under-cabinet lighting. Durable wooden flooring runs throughout the ground floor, offering a smart and easy-to-maintain finish well suited to everyday family life. The sitting room provides a comfortable space to relax, with a generous understairs cupboard offering useful storage for coats, shoes and household essentials. Double doors open through to the dining area, creating a lovely flow between the living spaces and providing direct access to the garden. With views over the garden, this is a wonderful space for family meals or entertaining. Upstairs, the main bedroom is positioned to the rear and offers plenty of space for wardrobes, while two further bedrooms are situated to the front. All three bedrooms benefit from attractive shuttered windows, adding to the warm and homely feel of the accommodation. The family bathroom is a real highlight, designed with relaxation in mind. A beautiful roll-top bath with rainfall shower over sits alongside a stylish countertop basin with practical storage beneath, creating a luxurious and inviting space.

OUTSIDE
To the front of the property is driveway parking for two cars, with a pathway to the side leading around to the rear garden. The rear garden enjoys a desirable southerly aspect and offers a wonderful outdoor space for relaxing and entertaining. A stone-paved patio leads onto a level lawn, bordered by a variety of established shrubs and spring bulbs. A pathway leads to the rear of the garden where you will find a versatile studio/office, providing an ideal space for working from home, hobbies or creative pursuits. The studio benefits from both power and air conditioning. The property also benefits from a garage en-bloc, positioned to the right of the terrace. The garage allocated to this property is the one at the far left, with additional parking available in front.










LOCATION
Pembury is a popular village with a strong community feel, offering a good range of everyday amenities while being ideally placed to enjoy the wider facilities of Tunbridge Wells. This home is situated in a popular cul-de-sac in the heart of the village, within easy walking distance of the well-regarded primary school, doctor's surgery, library and village stores. Pembury caters well for everyday needs, with a range of shops and services including a chemist, newsagent, post office, hairdressers, beauty salon, cafés, eateries, public houses, churches, Tesco and Co-op supermarkets, as well as a farm shop and Notcutts Garden Centre. Tunbridge Wells Hospital at Pembury is also located on the edge of the village. For those who enjoy the outdoors, there are woodland and orchard walks around the village, while the recreation ground on Lower Green Road offers facilities for all ages, including children's play areas, a basketball court, skate park, outdoor gym equipment and bowls club. The village also has cricket and football clubs. Tunbridge Wells is approximately 3.4 miles away, with Tonbridge around 5.5 miles, both offering an extensive range of shopping, leisure and educational facilities, including grammar schools. For commuters, Tunbridge Wells, Tonbridge and Paddock Wood all have mainline railway stations, with regular services to London taking under an hour. A commuter coach service also operates from the village. By road, the A21 is close by, providing access towards the M25 and wider motorway network, while regular bus services connect Pembury with the surrounding areas.

ROUTE TO VIEW
From our office in the High Street, turn left and left again at the green, into Lower Green Road. Take the sixth turning on the right into Beagles Wood Road and immediately left into Batchelors. The property will be found after a short distance, on the right-hand side.

AGENT'S NOTE The property is fitted with modern double glazing and gas central heating, with the Worcester combination boiler. The electricity meter and consumer unit can be found in the under stairs cupboard in the sitting room, with the gas meter located in an external meter box to the front of the property.

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 bill) for each purchaser.

Energy Efficiency Rating: D

Council Tax Band: C

Ref: P1062/62029022/V1/LE