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# BarnesKingsnorth



**Maidstone Road, Pembury, Kent, TN2 4DB**

**£475,000 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.



2



2



2

### THE PROPERTY

Perfectly positioned on the edge of Pembury village, yet just a stone's throw from the bus stop and a short stroll to the local village store, this charming home offers both convenience and comfort in equal measure. You are welcomed into a practical entrance porch, ideal for coats and shoe storage, leading directly into a beautifully presented sitting room. Bright and inviting, this space features a charming focal fireplace and a large picture window, creating a warm and airy environment with ample room for a full sofa suite. The dual-aspect dining room enjoys views to both the front and side, filling the space with natural light. Generously proportioned, it comfortably accommodates a large dining table—perfect for family gatherings—and could easily double as a home office or study. The modern kitchen is stylishly finished with sleek white gloss units and striking black granite worktops. It comes well-equipped with a dishwasher, a large range-style cooker, and space for a freestanding fridge freezer, making it both practical and visually impressive. To the rear of the property, you'll find a spacious single bedroom overlooking the garden. Ideal as a guest room, it also benefits from a large fitted wardrobe providing excellent storage. The family bathroom is well-sized and neutrally decorated, featuring a bath, WC, and sink. Upstairs, the generous master bedroom offers further fitted wardrobe space along with a private ensuite, complete with a corner shower, WC, and sink.

### OUTSIDE

To the front, the property benefits from off-road parking for two vehicles. The rear garden is a real highlight—sunny, private, and mainly laid to lawn, with mature hedging and planting creating a secluded setting. A patio area provides the perfect spot for summer barbecues and outdoor entertaining. A useful brick outbuilding, currently utilised as a utility and storage space, adds further versatility and potential to this appealing home.



### 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 situated on a popular road in the village, close by to the school and farm shop. Pembury caters for everyday needs including a well-regarded primary school, doctor's surgery, library, chemist, newsagent, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdresser, post office, churches, Tesco supermarket and Morrisons. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. There are walks through woodland and orchards around the village and a superb recreation ground which 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 as well as a very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3 and 6.3 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 the High Street, turn left and left again at the green, into Lower Green Road. Follow the road down where it will become Maidstone Road a short distance after the school. The property will be found on the left-hand side.

*In accordance with 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: C**

**Council Tax Band: E**

