

**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



**Highfield Close, Pembury, Tunbridge Wells, Kent, TN2 4HQ**

**£475,000 Freehold**

**Viewings strictly by appointment with the agent**  
 Tel: 01892 822880  
[www.bkestateagents.com](http://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.



1/2



2/3



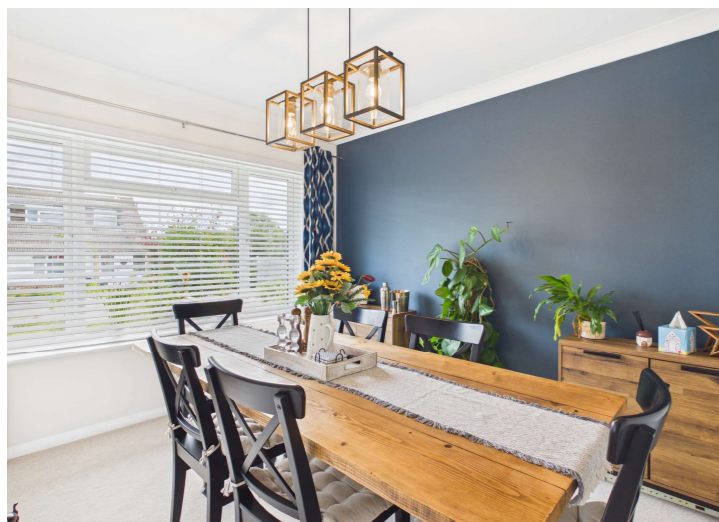
1

### THE PROPERTY

Nestled in a sought-after part of Pembury and just a short stroll from the village amenities, this beautifully updated two-bedroom semi-detached home offers stylish, welcoming living throughout. The property opens into a practical entrance porch with space for coats and shoes, leading through to a bright and airy hallway featuring a large picture window and original parquet flooring, setting the tone for the rest of the home. To the front, the dining room provides an ideal space for entertaining, while also offering flexibility as a home office, snug, or third bedroom if so required. The sitting room enjoys lovely views over the rear garden, with a striking floor-to-ceiling bay window creating the perfect reading nook. A charming log burner forms the focal point of this cosy yet light-filled space. The stylish kitchen combines emerald green cabinetry with light worktops and offers everything needed for day-to-day cooking, including space for a dishwasher and freestanding electric oven. Cleverly utilising the downstairs layout, the current owners have also created a useful secondary utility/prep kitchen with sink and integrated full-height fridge freezer, providing valuable additional storage and workspace. A convenient ground floor WC completes the accommodation. Upstairs, there are two generous double bedrooms, both naturally bright and well-presented. The contemporary family bathroom features statement pillar-box tiling, black fittings, and a shower over the bath. Excellent eaves storage throughout the first floor provides plenty of practical space for belongings and luggage.

### OUTSIDE

To the front, the property is set behind an area of lawn with established planting and benefits from a long driveway providing parking for 2-3 vehicles. The sunny south-facing rear garden is wonderfully private and ideal for enjoying warmer months, featuring a lawn, mature borders, and a patio area perfect for outdoor dining and barbecues. A detached garage offers excellent additional storage.



### 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 desirable cul-de-sac set in the heart of the village, within walking distance of most of the village amenities and close to the High Street and village green, with a footpath around the corner leading onto Hastings Road and the High Street. 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 petrol station. 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 a short walk away. 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 as well as a very well supported U3A. Tunbridge Wells and Tonbridge are approximately 2.9 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. Take the first turning on the right into Amberleaze Drive and then right into Highfield Close. The property will be found after a short distance on the right-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: D**

