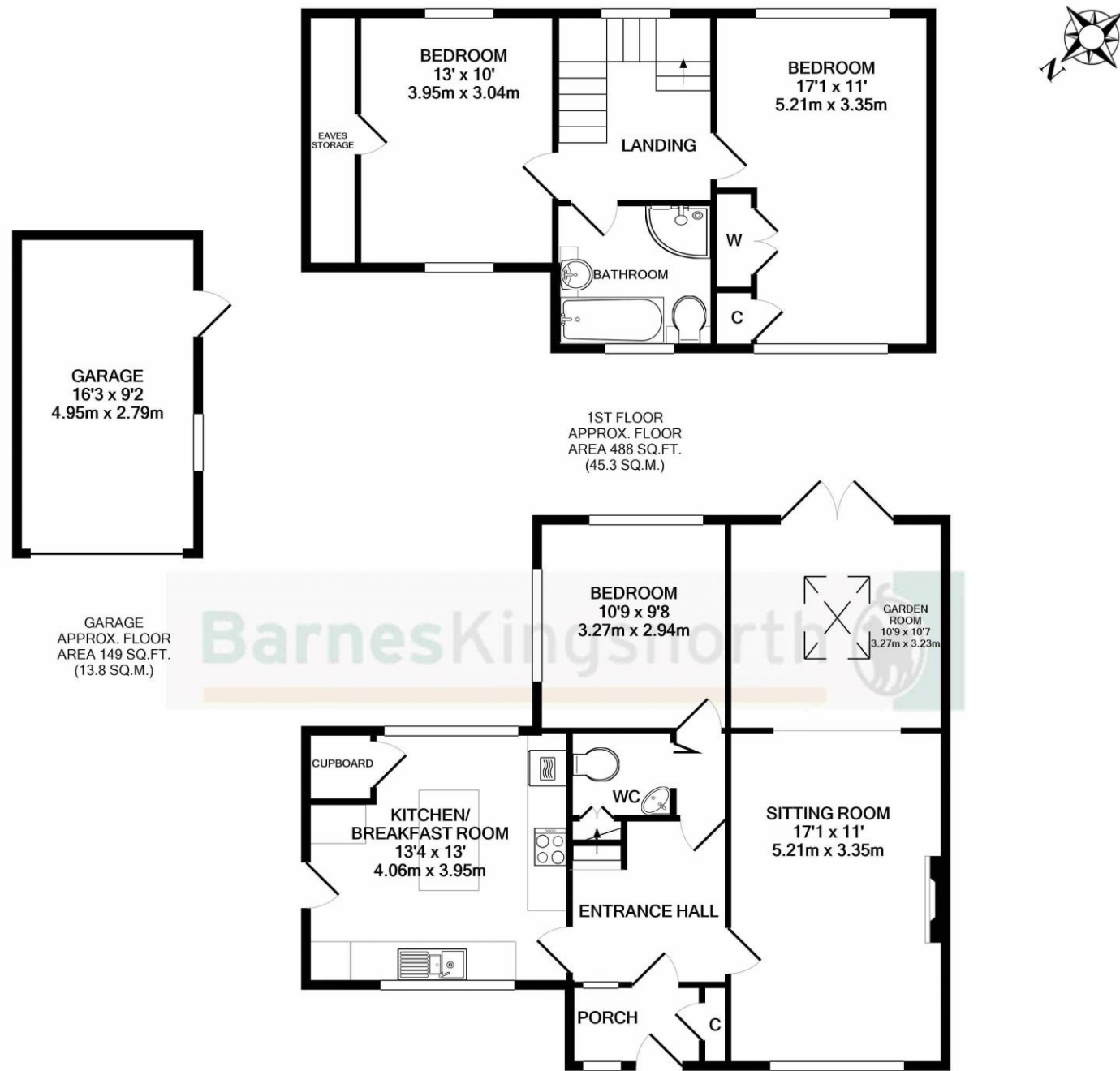


Barnes Kingsnorth offices at:

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



1ST FLOOR
 APPROX. FLOOR
 AREA 488 SQ.FT.
 (45.3 SQ.M.)

BEDROOM
 10'9 x 9'8
 3.27m x 2.94m

GARDEN
 ROOM
 10'9 x 10'7
 3.27m x 3.23m

GROUND FLOOR
 APPROX. FLOOR
 AREA 719 SQ.FT.
 (66.8 SQ.M.)

BROOKHURST GARDENS, TUNBRIDGE WELLS TN4 0UA
 TOTAL APPROX. FLOOR AREA 1356 SQ.FT. (126.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2022

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.



Brookhurst Gardens, Southborough, Tunbridge Wells, Kent, TN4 0UA

£850,000 Freehold

Viewings strictly by appointment with the agent

Tel: 01732 771616

www.bkestateagents.com



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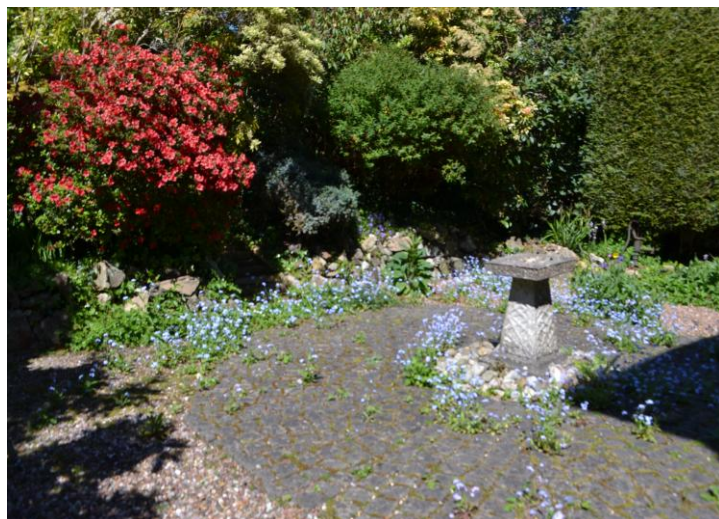
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THE PROPERTY

It's always nice to find somewhere a little more private and exclusive and Brookhurst Gardens is definitely one of those roads we class as a hidden secret. Somewhere that generally you will only know of if you live there or have cause to visit, and this sense of privacy is most likely one of the main reasons that homes rarely become available here! We are therefore delighted to offer this detached cottage which is beautifully presented with versatile accommodation that will certainly impress. Entrance porch into welcoming entrance hall with stairs to first floor and conveniently placed cloakroom. The stylish kitchen/breakfast room is well fitted with plenty of storage & worktops. With fitted oven & microwave, ceramic hob & canopy, fridge/freezer, dishwasher and washing machine all included. A well placed central island with breakfast bar seating is the perfect spot for breakfast, lunch or planning family life. The spacious sitting room is truly charming with attractive feature fireplace fitted with a multi fuel wood burner, just perfect as a focal point for comfy seating and there is plenty of room for entertaining family & guests. Steps lead down to the garden room.... aptly named with a large lantern style roof light and double doors inviting the light & garden in. Here is a room that is both practical and uplifting with fitted units for storage and display of your treasured possessions. A ground floor bedroom ticks the versatility box and could easily become that separate study/TV room as required. On the first floor you will find two bedrooms and a spacious bathroom with a bath and a large shower. At over 17' in length, the master bedroom offers an easy transition into two bedrooms if you need that extra bedroom upstairs. The majority of the cottage enjoys a double aspect, flooding the home with natural light and creating a bright, airy, and welcoming ambience that makes it a rather special property.

OUTSIDE

The property sits on a good-sized plot, well screened by established hedging, Azalea & Rhododendrons borders, providing seclusion from the road. Wrought iron gates lead to the driveway and DETACHED GARAGE. Side access to the pretty rear garden which enjoys a South Easterly aspect. Well tended & private with lawn, mature shrubs & borders and small wildlife pond, the peacefulness of the garden will certainly tick all the boxes.... and the charming terraces are just the spot to relax, unwind and enjoy the seclusion.



THE LOCAL AREA

This charming property is idyllically positioned in a peaceful cul-de-sac on the Southborough and Bidborough border, offering an exceptional blend of village charm, open green spaces and convenient town amenities. Bidborough village amenities include a village store, garage, primary school, village hall, a popular village pub the Kentish Hare, with award winning food. The recreational grounds, and cricket pitch provide plentiful opportunities for leisure and social connection, while the surrounding countryside offers stunning views and peaceful walks. Southborough is moments away and offers a broader range of everyday amenities. The park provides tennis courts, and Southborough Common offers an idyllic open space for cricket over the summer overlooked by the church. Tonbridge lies just over a mile away, providing larger shopping amenities including Waitrose and M&S Foodhall, and renowned secondary, grammar and independent schools. The town is home to a fine example of a 13th-century Motte & Bailey Norman castle, set on the banks of the River Medway, with the adjoining sports ground offering an indoor and outdoor swimming pool, cycle routes and football and rugby pitches. Royal Tunbridge Wells is just over two miles away, with its selection of restaurants, cafes and bars, cultural attractions including Trinity Theatre, and the historic and picturesque Pantiles. The location is ideal for commuters, with excellent bus routes, easy access to the A21 and M25, and mainline services from Tonbridge Station providing fast and frequent trains to London Charing Cross, Cannon Street and London Bridge in approximately 35/45 minutes. Tunbridge Wells and High Brooms stations are also easily accessible.

ROUTE TO VIEW

From Tonbridge station proceed Southwards, at the first roundabout go straight across into Quarry Hill Road. Proceed straight over the next roundabout, up the hill and then over the flyover onto London Road. Proceed along the London Road and take the right hand turning into Birchwood Avenue (nearly opposite Fountains Care Home) Proceed along Birchwood Avenue and then bear around the right hand bend into Bounds Oak Way and then take the first left-hand turning into Brookhurst Gardens. The property will be found along the left of the cul-de-sac.

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: D

Council Tax Band: E

Ref: T1495/62024012/V5

