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# BarnesKingsnorth



**Ridgeway, Pembury, Tunbridge Wells, Kent, TN2 4ER**

**£550,000 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.



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### THE PROPERTY

A lovely, well-proportioned family home in the heart of Pembury, offering modern open-plan living and seamless indoor-outdoor entertaining space. Ideally positioned just a short stroll from the village primary school and with woodland walks directly across the road, this attractive home combines convenience, comfort and future potential. The property has been thoughtfully extended by the current owners and previously benefited from planning permission for a further side extension, offering scope for future enlargement, subject to the necessary consents. A welcoming entrance porch provides generous storage for coats and shoes before leading through to the internal hallway. To the front of the property is a comfortable sitting room/snug with pleasant outlooks and bespoke built-in cabinetry providing practical storage and space for a television. To the rear, the impressive open-plan kitchen/dining/family room forms the heart of the home. Bi-fold doors open directly onto the garden, creating a wonderful connection between inside and out. The kitchen features an extensive range of cabinets, a large central island and substantial under-stairs storage, ensuring ample space for modern family living. Integrated appliances include a dishwasher, electric hob, double oven and fridge freezer. There is plenty of room for a family dining table as well as a seating area overlooking the garden. An attached garage provides useful additional storage and utility space, with plumbing for a washing machine. Upstairs, there are two generous double bedrooms, both offering ample space for wardrobes and larger furniture. A third bedroom is fitted with a cabin bed and integrated storage, making it an ideal child's room, nursery or home office. The family bathroom is fitted with a modern white suite comprising a bath with shower over, wash hand basin and WC.

### OUTSIDE

To the front of the property, there is off-road parking for three to four vehicles and an attractive lawned frontage. The sunny rear garden enjoys a good degree of privacy and provides an excellent space for relaxing and entertaining. A paved patio area is perfect for summer barbecues, while the remainder is laid to lawn with a substantial garden shed positioned at the rear.



**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 attractive property is set in a popular road within walking distance of the well regarded primary school and local amenities. Pembury caters for everyday needs with a chemist, newagent, public houses, eateries, farm shop, hairdressers, Post Office, churches, vets and Tesco supermarket and Notcutts being nearby. The recreation ground has play areas for children of all ages, including a basketball court and skate park, outside gym and a bowls club. There is also a cricket club and a football club. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. Tunbridge Wells and Tonbridge are approximately 3.3 and 6.5 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. 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 local area.

**ROUTE TO VIEW** From our office in the High Street, turn left into Lower Green Road and then take the first on the left into Ridgeway. Continue down the road and the property will be found on the right-hand side.

**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.

**PLEASE NOTE:** In accordance with Estate Agency Act 1979 a member of the staff is associated with the vendor.

**Energy Efficiency Rating: C**

**Council Tax Band: D**

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