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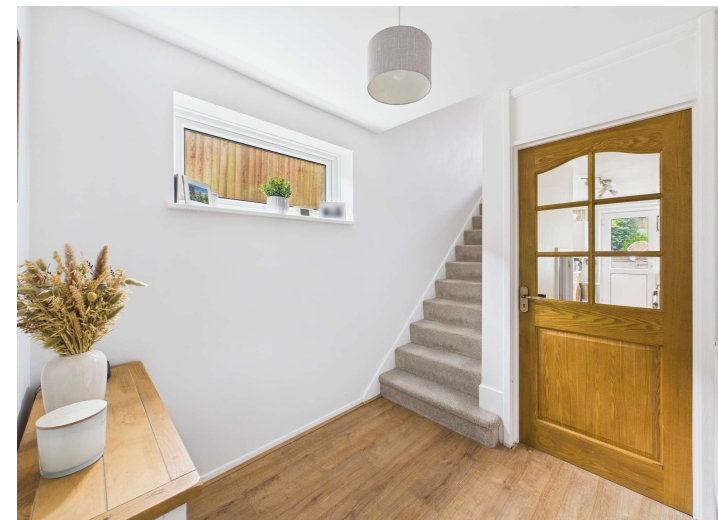
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## THE PROPERTY

Situated in a quiet and tucked-away position within the popular village of Pembury, this attractive end-of-terrace home enjoys a peaceful outlook over a small green and offers well-presented accommodation ideal for a range of buyers. The property is approached via a shared footpath running alongside the green, giving a real sense of space and privacy. Upon entering the home, you are welcomed by a generous porch with plenty of space for coats, shoes, and everyday essentials. This leads through to a spacious hallway with room for a console table or additional furniture, setting the tone for the rest of the home. The ground floor offers a bright and airy open-plan sitting and dining room, beautifully presented and filled with natural light thanks to a large window to the front and patio doors to the rear. This layout is ideal for both everyday living and entertaining, with direct access to the garden creating a seamless indoor-outdoor flow. The kitchen is smart and functional, featuring wood-effect cabinets paired with crisp white worktops. There is ample storage and workspace, along with space for a freestanding fridge freezer and washing machine. Upstairs, the first floor provides three bedrooms, including two comfortable doubles and a single bedroom, ideal as a child's room, home office, or guest space. All rooms enjoy large picture windows, which flood the spaces with light and enhance the sense of openness. The family bathroom has been recently refurbished to a high standard, featuring stylish contemporary tiling, a modern WC and basin, and a bath with shower over.

## OUTSIDE

The private rear garden is a generous size and perfect for relaxing or entertaining. There's a raised seating area ideal for summer evenings, as well as a lower patio and lawn. The garden is enclosed and enjoys a good degree of privacy, making it suitable for families or those who enjoy outdoor living. The property also benefits from a garage en bloc, and the current owner regularly parks in front of it, offering convenient parking just a short distance from the house. This lovely home is just a short walk from Pembury's amenities, including local shops, schools, parks, and public transport links into nearby Tunbridge Wells and beyond. Combining a peaceful location with well-balanced accommodation and a good-sized garden, this is a home not to be missed.



## 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 residential road, popular with families as it is within walking distance of the well-regarded primary school as well as the doctor's surgery, library, farm shops and local convenience store. Pembury village caters for everyday needs including a chemist, newsagent, public houses, eateries, 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 village. There are walks through woodland and orchards around the village and a superb recreation ground. 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. Tunbridge Wells and Tonbridge are approximately 3.5 and 5.7 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.

## ROUTE TO VIEW

From our office in the High Street, turn left into Lower Green Road and then take the first turning on the left into Ridgeway. Continue down the road and take the second road to the right 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. In accordance with Estate Agency Act 1979 a member of the staff is associated with the vendor.*

**Energy Efficiency Rating: D**

**Council Tax Band: D**

Ref: P1026

