

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



**Maidstone Road, Pembury,
 Tunbridge Wells, Kent, TN2 4AE**

£450,000 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.



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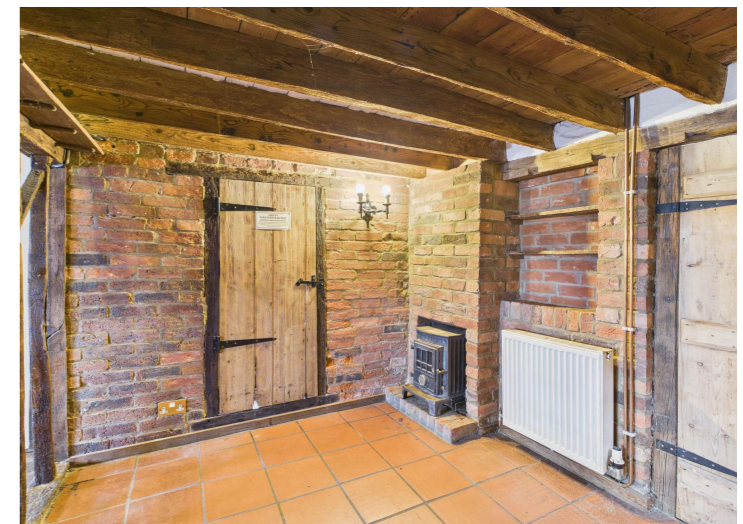
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THE PROPERTY

Situated on the outskirts of the sought-after village of Pembury, this unique two-bedroom end-of-terrace home beautifully combines period charm with practical modern living. Ideally positioned within easy reach of Royal Tunbridge Wells, Paddock Wood and Tonbridge, the property offers excellent access to local amenities, transport links and countryside surroundings. From the moment you step inside, the home's warmth and character are immediately apparent. The inviting sitting room features exposed beams, an original quarry tiled floor and a striking brick fireplace with log burner, creating a cosy and welcoming atmosphere. An open-beam partition leads through to the dining room, where further character features continue alongside a second log burner, making this an ideal space for entertaining or relaxing evenings at home. To the rear of the property lies the impressive family kitchen — truly the heart of the home. Thoughtfully designed for both everyday living and social occasions, the space offers generous solid wood worktops, a central island with breakfast bar seating, traditional wood cabinetry, a butler sink and an electric Aga. Double doors open directly onto the patio and garden, seamlessly blending indoor and outdoor living during the warmer months, whilst a second front door leads directly to the garden and parking to the front. A convenient downstairs WC completes the ground floor accommodation. Upstairs, the property offers two well-proportioned double bedrooms, both continuing the charming exposed beam aesthetic. The second bedroom further benefits from extensive eaves storage cupboards, providing practical hidden storage space. The family bathroom is fitted with a vanity unit, WC and bath with shower over.

OUTSIDE

Set back from the main road, the property enjoys a large front garden laid mainly to lawn, together with generous off-road parking for 4-5 cars. The oil tank is discreetly screened behind fencing. To the rear, the home benefits from a substantial garden, predominantly laid to lawn with established planting throughout, along with a large patio area directly outside the kitchen — ideal for outdoor dining and entertaining. A spacious shed at the end of the garden provides excellent additional storage. This wonderful outdoor space is a real highlight of the 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.

AGENTS NOTES *The home is fuelled by oil*

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. Follow to the end of the road turning right rejoining Maidstone Road, where the property will be found 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: E

Council Tax Band: D

