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# Barnes Kingsnorth



**Sherenden Park, Golden Green, Tonbridge, Kent, TN11 0LQ**

**£1,100,000 Freehold**

**Viewings strictly by appointment with the agent**  
 Tel: 01732 771616  
[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

With a wealth of picturesque riverside walks along the Medway and a variety of countryside routes close at hand, this substantial detached home enjoys a setting that blends convenience with a subtly rural charm. Beautifully presented throughout, the property offers generous and versatile accommodation well suited to modern family living, with spacious reception areas and flexible rooms. The home is entered via an impressive, bright and welcoming entrance hall, complete with a useful cloakroom - setting the tone for the well-considered layout beyond. This leads to the spacious sitting room, where triple-aspect windows allow natural light to flood the space, complemented by an attractive inglenook fireplace with a log-effect gas fire and patio doors leading to the garden. The kitchen/breakfast room provides a central hub for everyday living, featuring a breakfast bar ideal for informal dining, catching up over meals, or a place for children to settle with homework. Well-appointed with granite worktops, an induction hob and integrated appliances. Benefitting further from practical laundry provisions within the utility room, which also provides direct access to the garden. A separate dining room creates an excellent setting for entertaining, with ample space for larger gatherings. The ground floor further benefits from a study and an additional reception room, offering flexibility as a cosy snug or a children's playroom. On the first floor, five double bedrooms and a family bathroom are arranged off an attractive galleried landing. The principal suite is particularly impressive, featuring a separate dressing room - ideal for expanding wardrobes - and a luxurious en-suite with double basins, a feature bath and a separate shower.

### OUTSIDE

A shared approach leads to a private driveway providing ample parking, along with access to a double garage with electric doors, offering both convenience and excellent storage. A side gate leads through to the rear garden, which offers a pleasant space for al fresco dining and relaxation, alongside generous lawned areas for children and pets.

*AGENTS NOTE: Residents of Sherenden Park benefit from access to a private park of approximately two acres of countryside.*



### THE LOCAL AREA

The property is situated within a select development in the village of Golden Green, approximately four miles to the north-east of Tonbridge town centre. Surrounded by delightful countryside, the area offers numerous scenic walks right on the doorstep. Golden Green benefits from a number of popular local pubs within a short drive, while neighbouring villages and towns provide a range of everyday amenities, making this an attractive and well-connected rural location. The parish of Hadlow is approximately two miles away and offers local shops, pubs, restaurants and a primary school. Tonbridge mainline station, located around four miles away, provides a fast and regular commuter service to London Charing Cross, Cannon Street and London Bridge in approximately 40 minutes. Alternatively, Paddock Wood station is just two miles distant. This property is ideally suited to those seeking a peaceful countryside lifestyle without compromising access to excellent schooling and the nearby towns of Tonbridge, Tunbridge Wells and Maidstone. These include a wide range of retail outlets, leisure facilities, restaurants, golf courses and historic attractions such as the 13th-century Tonbridge Castle, the historic Pantiles, Leeds Castle and the scenic River Medway.

**ROUTE TO VIEW** From our office in Tonbridge High Street proceed northwards and at the first set of traffic lights turn right into The Hadlow Road/Bordyke/A26 and in approximately 2 miles take the right hand turning (just by the BP Garage) into Three Elm Lane, signposted Golden Green. Proceed down the lane and into the village of Golden Green. Pass The Bell Inn on your left hand side, then continue on and take the second right hand turning into Sherenden Park where you will find the property on the left 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 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. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: D**

**Council Tax Band: G**

