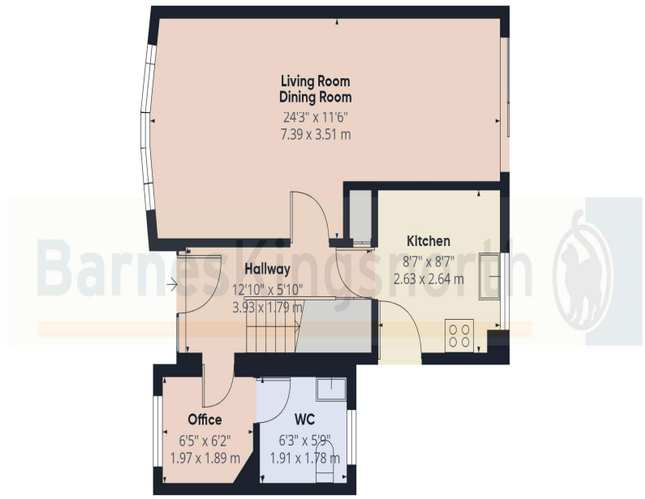
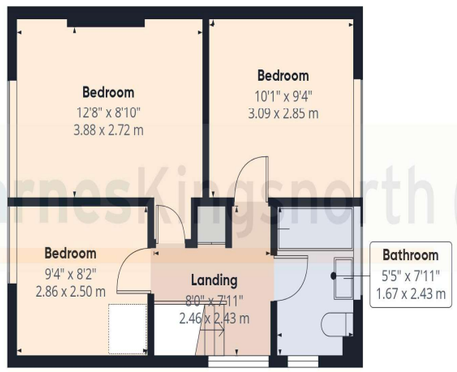
Barnes Kingsnorth offices at:
16 High Street, **Pembury,** Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Floor 0



Floor 1

BarnesKingsnorth

Approximate total area(1)

881 ft²

81.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







The Meadow, Pembury, Tunbridge Wells, Kent, TN2 4EH

£478,000 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.

2 3 1

THE PROPERTY
Ideally situated within walking distance of Pembury Primary School, this much-loved three-bedroom home is perfect for families seeking to settle in one of Pembury's most sought-after areas. Step inside to a light and welcoming entrance hall, complete with practical understairs storage. The dual-aspect sitting/dining room offers bright and versatile living space, with ample room for a large sofa and family dining table. With large curved bay window to the front and patio doors opening onto the garden, it's an ideal spot to relax and watch the world go by. The home has been thoughtfully extended to the side, providing a front-facing study, ideal for home working, and a rear utility/WC with plumbing for a washing machine / dryer. Overlooking the garden, the kitchen features a range of oak-effect wall and base units with contrasting black worktops. Appliances include an electric oven, gas hob, and space for undercounter fridge and freezer. Upstairs, you'll find three well-proportioned bedrooms. The master benefits from a wide range of fitted wardrobes, while the second comfortably accommodates a large double bed. The third bedroom is a generous single or would make an excellent home office. The family bathroom completes the picture, featuring a crisp white suite with shower over bath, WC, and basin.

OUTSIDE
To the front, the property features a block-paved driveway providing off-road parking for two vehicles, framed by established planting and mature hedging for added privacy and kerb appeal. The secluded rear garden is a true highlight—mainly laid to lawn with well-established borders, it offers a sunny raised patio area perfect for relaxing or entertaining outdoors.










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 Pembury, turn left and left again at The Green into Lower Green Road and take the seventh turning right into The Meadow. The property will be found along the road on the left-hand side.

PLEASE NOTE In accordance with the recent changes to 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. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: D

Ref: P1024/62021161/V2/EH