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



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.

BarnesKingsnorth







Pound Road, East Peckham, Tonbridge, Kent, TN12 5BJ

£450,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com

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THE PROPERTY

This is a wonderful opportunity to purchase a much-loved family home, ideally positioned in the heart of this popular village, just a stone's throw from the local primary school and backing directly onto the village park, enjoying lovely open views. Having been cherished by the current owner for many years, this is a home with a lovely feel and offers the perfect opportunity for new owners to settle into a friendly village community, surrounded by picturesque countryside. The property is approached via a good-sized entrance hall, providing a welcoming first impression and plenty of space to kick off your shoes after a busy day. From here, you lead through to a generously proportioned living and dining room, offering a versatile space for both everyday family life and entertaining. With windows at either end of the room, there is plenty of natural light, creating a bright and welcoming atmosphere, with ample room for comfortable seating and a dining table. The kitchen is a good size, with useful storage and worktop space, and provides access through to the conservatory. Overlooking the rear garden, the conservatory offers a lovely additional space to sit back and relax, perhaps enjoying your morning coffee whilst taking in the garden views. Upstairs, there are three well-proportioned bedrooms, all offering plenty of room for bedroom furniture and storage, together with a family shower room. The accommodation provides a lovely blank canvas for new owners to make their own and create a home to suit their needs.

OUTSIDE

The property enjoys attractive gardens to both the front and rear. Thoughtfully planted borders provide a degree of privacy from the road, whilst adding plenty of colour and interest. The front of the property also offering off-road parking for several vehicles. Gates to the side of the property lead through to a detached garage, with further gated access into the rear garden. The garden is a particularly lovely feature, offering a variety of areas to enjoy throughout the year. There are seating areas, perfect for relaxing outdoors or entertaining friends and family on warmer days, along with a summer house positioned towards the rear of the garden, providing a useful additional space. There is also good provision for storage, ideal for garden equipment, outdoor furniture and children's toys, whilst established planting adds charm and interest throughout. With the added benefit of backing onto the village park, the garden enjoys a lovely outlook and a wonderful sense of space, making this a particularly appealing setting for family life.










LOCAL AREA

Situated in the heart of this charming village, the property enjoys a convenient location with a lovely range of local amenities close by, including shops, a church, traditional village pub, post office and primary school. For commuters, Paddock Wood mainline station is easily accessible, whilst Tonbridge town centre is approximately six miles away, offering fast rail services to London Charing Cross and Cannon Street, with journey times of around 40 minutes. Tonbridge also provides an excellent selection of shops, restaurants, leisure facilities and a good choice of both state and independent primary and secondary schools. The location offers the best of both worlds, making it ideal for those looking to enjoy a more relaxed village and countryside lifestyle, whilst remaining within easy reach of the larger towns of Tonbridge, Tunbridge Wells and Maidstone.

ROUTE TO VIEW

Enter the village centre from Snoll Hatch Road and turn left at the crossroads onto Pound Road. Continue along Pound Road for approximately 0.3 miles, 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 the 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: D

Council Tax Band: D

Ref: T1526/62021191/V1