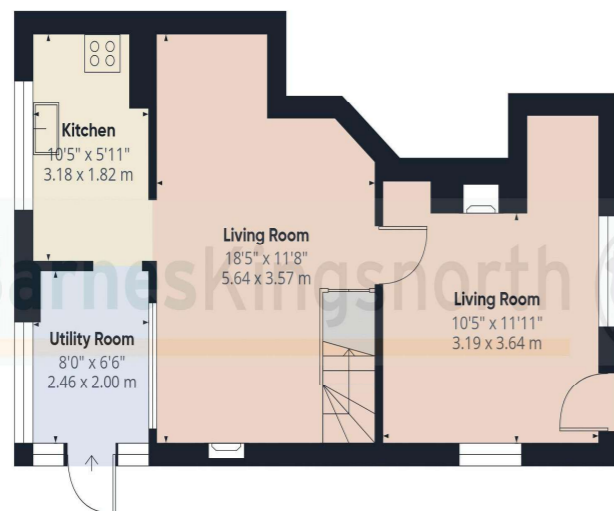
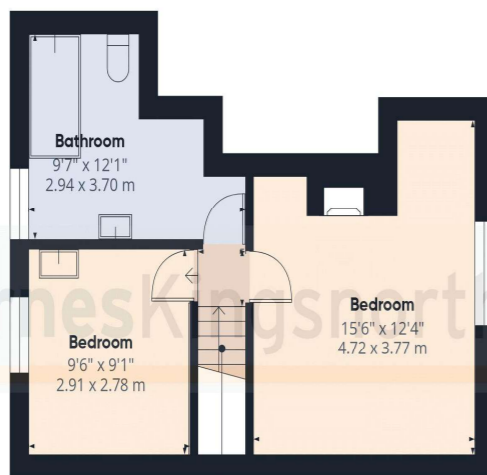


**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# BarnesKingsnorth



Floor 0



Floor 1

BarnesKingsnorth

Approximate total area<sup>m</sup>  
 809 ft<sup>2</sup>  
 75.1 m<sup>2</sup>

(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



**Redwings Lane, Pembury,  
 Tunbridge Wells, Kent, TN2 4AR**

**OIRO £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.



2



2



1

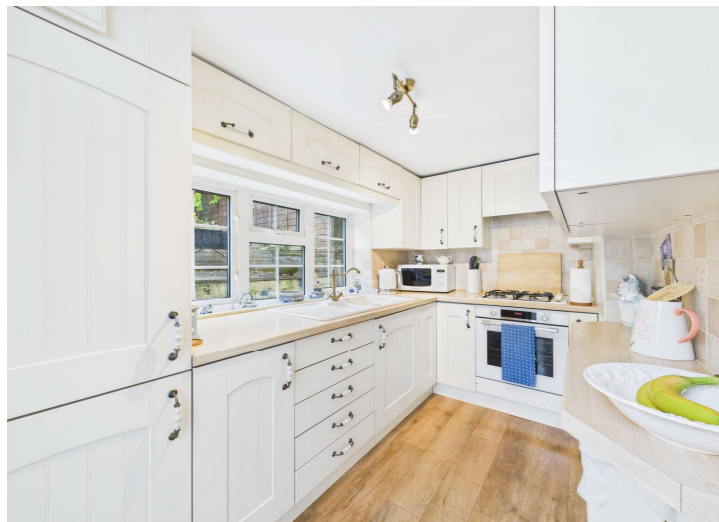
### THE PROPERTY

Tucked away on the outskirts of Pembury Village, this charming Grade II listed home offers a rare opportunity for anyone seeking a period property rich in character and history. Welcomed from the front into a light and airy living room, this double-aspect space features a striking fireplace as its centre piece. Flowing seamlessly into a second sitting room or dining area, complete with another feature fireplace and original exposed beams, this is the ideal setting for cosy evenings by the fire or family gatherings. The kitchen blends modern convenience with traditional charm, fitted with cream shaker-style cabinets, wood-effect worktops, an integrated electric oven, gas hob, and full-height fridge freezer. A breakfast bar adds a practical touch, while the adjoining conservatory—currently used as a utility room—offers extra versatility. Upstairs, the main bedroom provides generous proportions and a feature fireplace, while the second bedroom offers built-in storage and a wash basin. The family bathroom is finished with a modern off-white suite, including a shower over the bath.

### OUTSIDE

The property is approached via steps from the front and enjoys generous wrap-around gardens to the front, side, and rear, with mature planting and levelled lawns offering excellent outdoor space. Off-road parking for one car completes this delightful home.

**AGENTS NOTES:** The property has Calor Gas and mains electricity and drainage.



**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 attractive property is set in a popular road within walking distance of the well regarded primary school and local amenities. Pembury caters for everyday needs with a chemist, newagent, public houses, eateries, farm shop, hairdressers, Post Office, churches, vets and Tesco supermarket and Notcutts being nearby. The recreation ground has play areas for children of all ages, including a basketball court and skate park, outside gym and a bowls club. There is also a cricket club and a football club. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. Tunbridge Wells and Tonbridge are approximately 3.3 and 6.5 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. 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 local area.

**ROUTE TO VIEW** From our office in the High Street, continue along to Woodsgate Way traffic lights. Turn left onto the A228. Continue along and take the first turning on the left, following signs to Kent College. Redwings Lane is the first road on the right, where you will find the property directly as you turn in.

**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.

**Energy Efficiency Rating: F**

**Council Tax Band: D**

Ref: P1029/52021121/V1/LE

