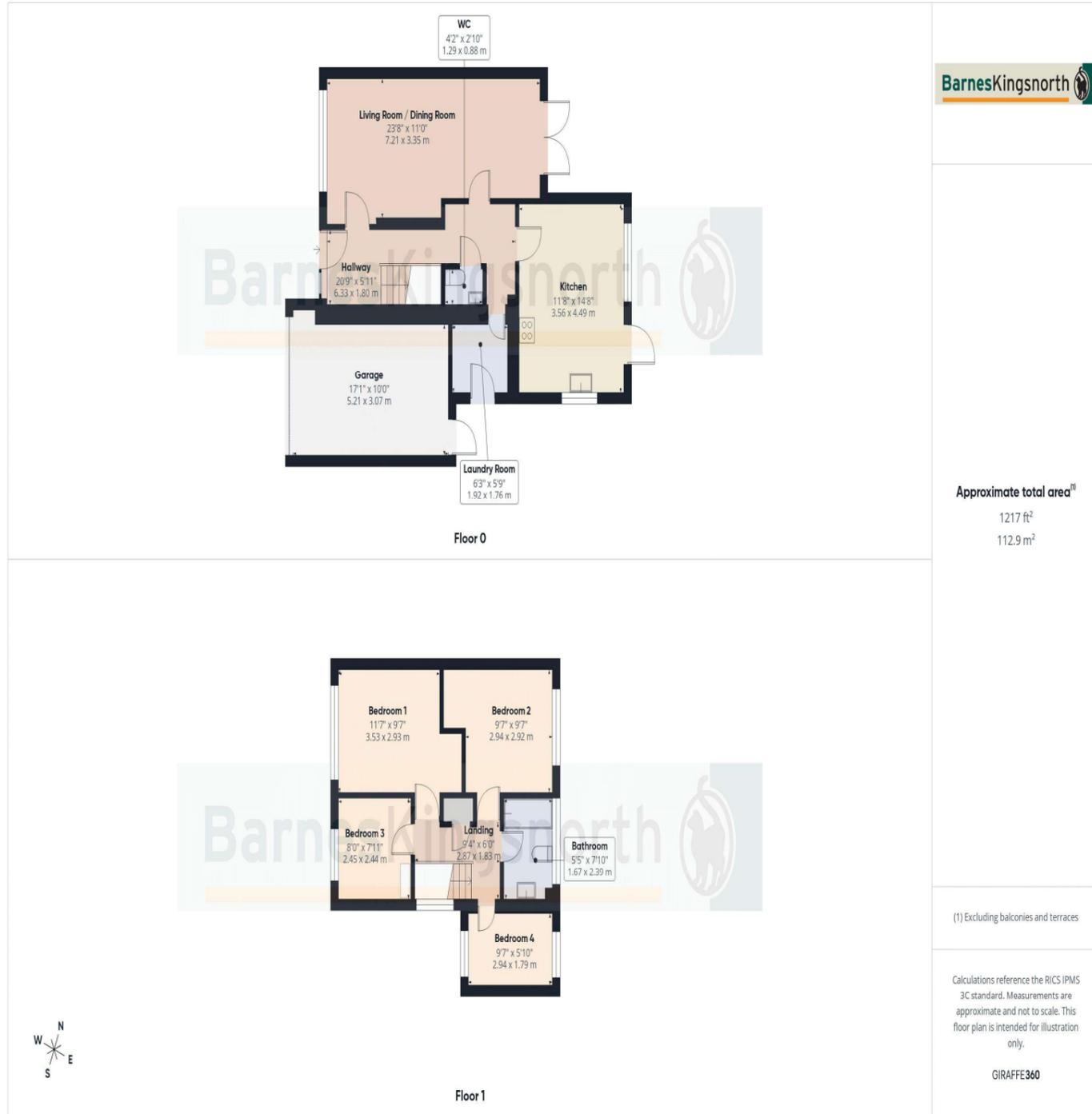


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



The Gill, Pembury, Kent, TN2 4DJ

£625,000 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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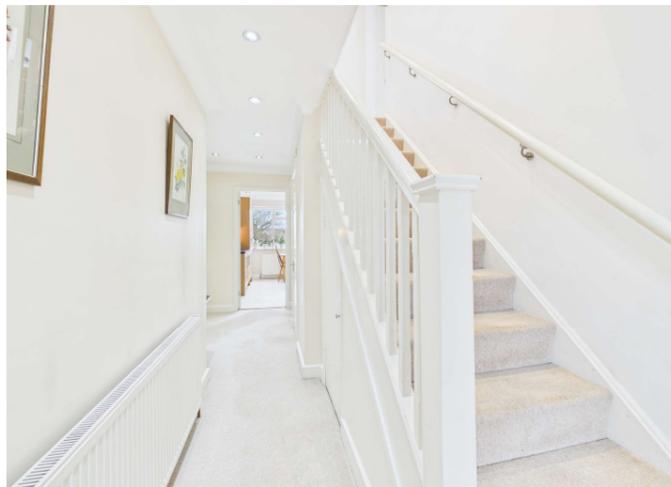
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THE PROPERTY

Tucked away in this sought-after cul-de-sac, this attractive four-bedroom detached home offers the perfect blend of space, comfort and practicality for family life. A viewing is highly recommended to appreciate how the current owner has created a delightful home. The light and welcoming entrance hallway sets the tone, providing plenty of room for everyday life. The spacious sitting/dining room is an inviting hub for family living, with generous space for relaxation and entertaining. From here, French doors open directly onto the delightful patio, creating a wonderful indoor-outdoor flow ideal for summer evenings, weekend BBQs and children's play. The extended kitchen is well-proportioned and thoughtfully designed, it easily accommodates a family dining table - perfect for relaxed mealtimes, homework sessions or catching up over a cup of tea. With ample worktop space and built in appliances, including double oven, gas hob, fridge freezer and dishwasher, it's a practical and sociable heart of the home. A separate laundry room adds valuable functionality, helping to keep household tasks neatly tucked away and the main living spaces clutter - free, along side a convenient downstairs cloakroom. Upstairs, the property continues to impress with four bedrooms, two large double bedrooms and two good size single bedrooms, offering plenty of space for family, guests or even a home office. A modern family bathroom completes the picture on the first floor.

OUTSIDE

The property benefits from a small front lawn with established planting, creating an attractive first impression, along with off-road parking for two vehicles. An attached garage with an electric door provides secure parking or valuable additional storage space, ideal for a busy family lifestyle. The charming rear garden features a generous patio laid to Indian sandstone - accessed directly from the sitting/dining room, the kitchen, and the laundry room - creating an ideal space for outdoor dining or simply unwinding at the end of a busy day. A well sized lawn and thoughtfully planted borders add colour and interest, offering a delightful backdrop throughout the seasons.



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 sought after cul-de-sac, popular with families as it is within walking distance of the well-regarded primary school as well as the doctor's surgery, library, farm shop and local convenience store. Pembury village caters for everyday needs including a chemist, newsagent with Post Office counter, public houses, eateries, Notcutts garden centre and coffee shop, hairdresser, 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. By road the recently improved 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 areas.

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. At the end of the road turn right onto Herons Way then take the next turning right into The Gill, where the property will be found on the left hand side.

AGENT'S NOTE The property is double glazed and has gas central heating with the boiler located in the utility room. 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 purchaser.

Energy Efficiency Rating: D

Council Tax Band: E

