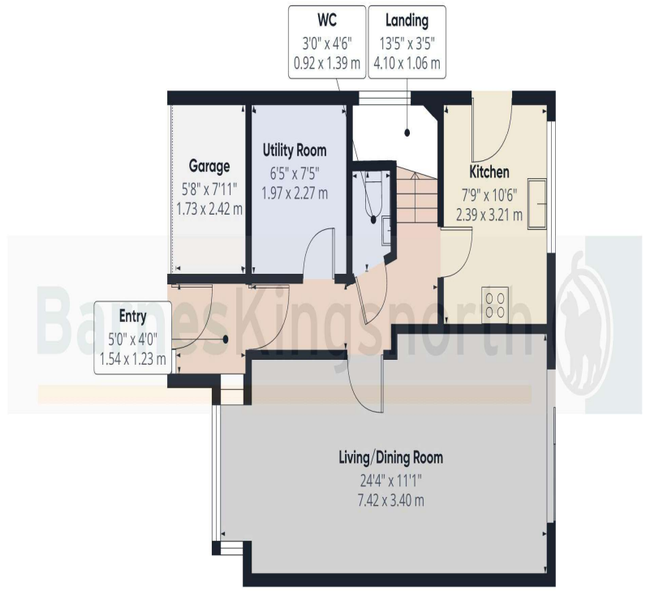
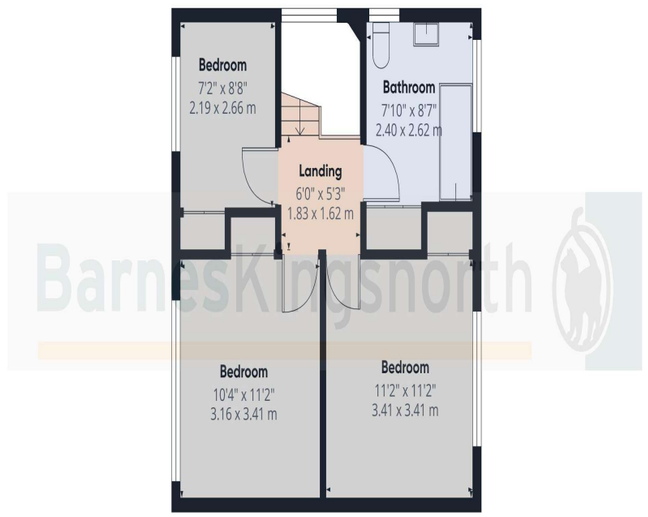
Barnes Kingsnorth offices at:
16 High Street, **Pembury,** Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Floor 0



Floor 1

BarnesKingsnorth

Approximate total area(1)

979 ft²

91 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 Coppice, Pembury, Tunbridge Wells, Kent, TN2 4EY

£510,000 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.

1 3 1

THE PROPERTY

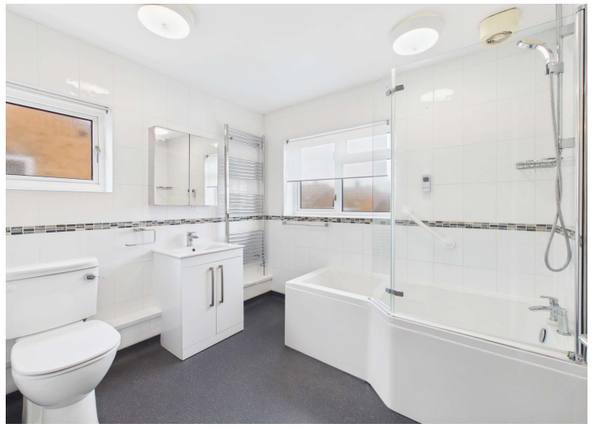
A delightful, detached home, ideally situated within this popular village location, offering well-proportioned accommodation throughout and excellent scope for a new owner to add their own style and make it their own. The ground floor offers a particularly impressive through living/dining room, with generous proportions, a bay window to the front and plenty of windows allowing natural light to flood the space. Neutral décor creates a bright and welcoming feel, while patio doors provide a lovely connection to the rear garden. To the rear, the fitted kitchen offers a range of units, complemented by a large window which keeps the space light and airy. A good-sized utility room provides valuable additional space and practicality, while a cloakroom completes the ground floor accommodation. Upstairs, the property offers two well-proportioned double bedrooms and a further single bedroom, providing flexible accommodation for families, guests or those needing space to work from home. All three bedrooms benefit from built-in storage, offering practical solutions for keeping belongings neatly tucked away. Each room enjoys a generous window, allowing plenty of natural light to flow through and creating bright and pleasant spaces throughout. The family bathroom is particularly generous in size, with ample floorspace and useful storage, while two windows ensure this room also benefits from an abundance of natural light.

OUTSIDE

To the front, the property benefits from off-road parking, access to a useful front store and side access leading through to the rear garden. The rear garden is enclosed by timber fencing and enjoys a selection of established shrubs and trees, providing a pleasant and private setting. A wonderful outdoor space to relax and unwind or to enjoy entertaining family and friends, with plenty of potential for a new owner to make it their own.

















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, newsagent, 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 High Street office, turn left into Lower Green Road, then take the first left into Ridgeway. Continue ahead into The Coppice, where the property can be found 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 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: C

Council Tax Band: E

Ref: P1066