



**5 Latymers  
Penshurst  
Tonbridge  
Kent  
TN11 8DE**

- Spacious Reception Hall
- Cloakroom. Utility Room
- 23ft Through Lounge
- Separate Dining Room
- Master Bedroom Suite
- 3 Further Bedrooms
- Double Garage & Parking
- Enclosed Rear Garden

**Guide Price £750,000 - £800,000  
Freehold**

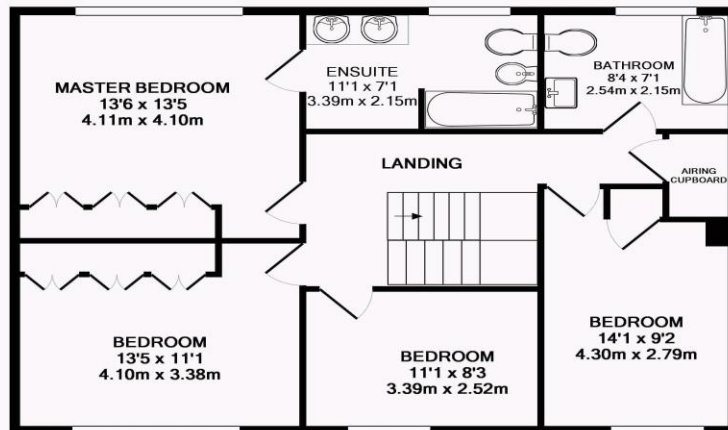
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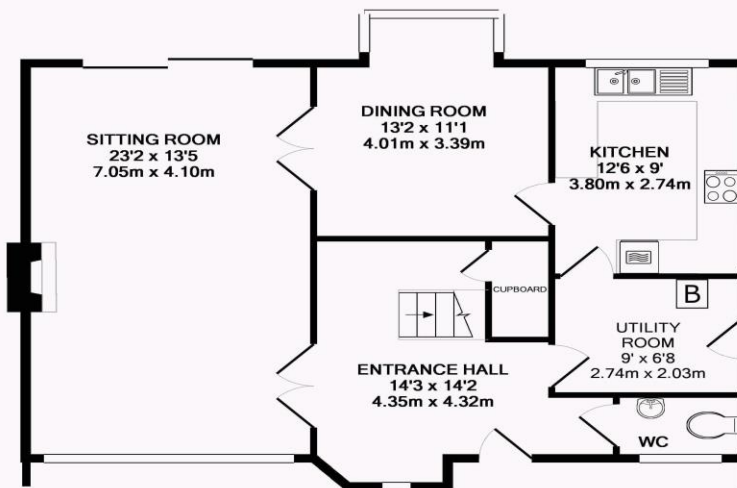
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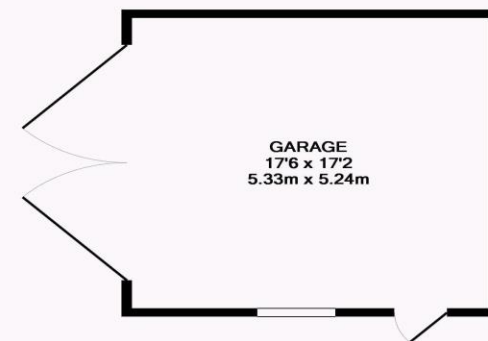
**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



1ST FLOOR  
APPROX. FLOOR  
AREA 821 SQ.FT.  
(76.3 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 803 SQ.FT.  
(74.6 SQ.M.)



GARAGE  
APPROX. FLOOR  
AREA 301 SQ.FT.  
(27.9 SQ.M.)

LATYMERS PENSURST  
TOTAL APPROX. FLOOR AREA 1925 SQ.FT. (178.8 SQ.M.)  
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## VIEWING

By appointment with Bracketts on 01732 350503

## SITUATION

Penshurst village is famous for Penshurst Place, a 14th Century stately home once owned by Henry VIII. The village also offers tea rooms, a primary school, a garage with a small grocery outlet and a doctor's surgery. Both Tonbridge and Tunbridge Wells (about 6.5 miles) both providing High Street, shops, stores, supermarkets etc., There are a number of schools in the area including Penshurst, Fordcombe and Chiddingstone primary schools, Grammar schools in Tonbridge and Tunbridge Wells, other state and private schools serve the area. Penshurst station (about 2 miles) has services to London Bridge in just over 1 hour. Hildenborough (about 4.3 miles) has services to London Charing Cross/Cannon Street from around 40 minutes. The A21 is accessible at Tonbridge and links to the M25 and national motorway networks, Heathrow and Gatwick airports

## TO BE SOLD

Bracketts are delighted to offer for sale this executive Detached property situated in a sought after cul-de-sac in the heart of Penshurst. Believed to have been built in the early 1980's by 'Durtells'. The property benefits from four double bedrooms, en-suite, family bathroom, 23ft through sitting room, dining room, kitchen, utility and cloakroom. Outside the property has a wonderful frontage, partially shared driveway and a double garage. To the rear the gardens are laid to lawn. Viewings are recommended.

## GROUND FLOOR

Recessed entrance with entrance door giving access to:

## RECEPTION HALL

Stairs to first floor, double doors to lounge and stairs to first floor.

## CLOAKROOM

Low level WC, wash hand basin and radiator.

## THROUGH SITTING ROOM 23' 8" x 13' 4" (7.21m x 4.06m)

Double aspect with windows to front sliding patio doors to rear, attractive fireplace, radiators, double doors to doors to:

## DINING ROOM 13' 0" x 11' 0" (3.96m x 3.35m)

Window to rear, radiator, door to:

## KITCHEN 12' 5" x 8' 1" (3.78m x 2.46m)

Window to rear, range of matching wall and base units incorporating built in cupboards and drawers, sink unit drainer, gas hob with electric oven and fridge and dishwasher, door to:

## UTILITY ROOM

Stable type side door, space and plumbing for washing machine and tumble drier, central heating boiler, sink unit.

## FIRST FLOOR LANDING

Airing cupboard with hot water tank, access to loft, doors to all bedrooms and bathroom.

## BEDROOM 1 13' 5" x 13' 8" (4.09m x 4.16m)

Window to front, radiator, built in wardrobe, door to:

## EN-SUITE

Panel enclosed bath, his and hers wash hand basins set within work surface, low level WC and bidet.

## BEDROOM 2 13' 6" x 11' 1" (4.11m x 3.38m)

Window to front, radiator and built in wardrobe.

## BEDROOM 3 11' 11" x 9' 2" (3.63m x 2.79m)

Window to front, radiator, built in cupboard.

## BEDROOM 4 (Present used as a Study) 11' 0" x 8' 0" (3.35m x 2.44m)

Window to front, radiator.

## FAMILY BATHROOM

Low level WC, wash hand basin, panel enclosed bath and mixer tap, radiator.

## OUTSIDE

The property is approached by a partially shared drive which in turn provides parking for two vehicles. There is a DOUBLE GARAGE which has two wooden doors and a side door. The front garden is lawned with flower borders etc., Side gate gives access to the rear garden, which is also predominantly laid to lawn enclosed by hedgerow and panel fencing, paved patio, shrubs etc.,

## ROUTE TO VIEW

From our office, proceed North, passing the Public School on your right and continue to-wards Hildenborough on the B245. After about 1.5 miles, turn left, opposite the Flying Dutchman PH into the Leigh Road, then right into Stock Green Road (B2027). proceed through the village of Leigh bearing left on leaving the village, signposted towards Penshurst. Continue for about 2.2 miles and Latymers will be found a short distance on the right, after passing Penshurst Place on the left. Number 5 will be found at the bottom of the cul-de-sac.

