



POUNDSBRIDGE COTTAGE

Poundsbridge, Penshurst - £850,000



WOOD & PILCHER

3 / 4 Poundsbridge Cottage, Poundsbridge, Penshurst, TN11 8AP

**Entrance Hall - Utility/Boot Room - Downstairs Bathroom
Sitting Room With Log Burner - Separate Dining Room With Log
Burner - Kitchen - Oak Staircase - 3 Bedrooms - Shower Room
Independent Staircase To Both Second Floor Converted Loft
Rooms - Detached Garage With Hay Loft - Ample Off Road
Parking - Approximately 1.9 Acres Of Combined Gardens,
Paddock And Woodlands - Set In Area Of Outstanding Natural
Beauty**

A unique 17th century unlisted family home set in just under 2 acres of paddock and woodland with planning permission for 2 stables. The house itself offers many period features throughout including oak beams and open fireplaces. Set in wonderful countryside this house a must-see for anyone wanting to experience the good life.

Poundsbridge Cottage is an attractive, part weather boarded period property set in a delightful position surrounded by rolling hills and countryside. The combined gardens and grounds of this cottage are a particular feature and include a separate paddock and an area of private woodland where work has started on constructing a base suitable for 2 stables. The property itself has a wide range of period features including exposed wall and ceiling timbers, open fire places with log burners fitted to both dinning room and sitting room, the ground floor bathroom has been fitted with a period style suite whilst a large shower room serves the 3 bedrooms at first floor. As this cottage was formally two individual properties there are 2 staircases leading independently to both loft areas which have been floored and fitted with velux style windows. The property's heating system is via radiators with the boiler supplied by mains gas. This truly is a limited opportunity to acquire such a delightful cottage with land suitable for a pony or small livestock.





Accommodation comprises: Panelled entrance door to:

ENTRANCE HALL:

Side window, single radiator, oak flooring, coat hanging space, central heating thermostat.

UTILITY/BOOT ROOM:

Deep white butler styled double bowled sink unit with mixer taps, space for washing machine, dishwasher and tumble dryer, quarry tiled floor, wall mounted Worcester combination gas fire boiler, wood work surfaces, part tiling to walls, range of shelving, windows to front and side, power points.

BATHROOM:

Refitted with a period style white suite comprising of a roll top bath with ball and claw feet, mixer taps and hand spray. High level wc, pedestal wash hand basin, fitted heated towel rail, oak flooring single radiator, built in cupboard with radiator and hanging space.

SITTING ROOM:

Beamed ceiling, oak floor, attractive fireplace with recently installed log burner on a tiled hearth, built in shelving to alcove, 2 radiators, 2 side windows with further bay window to front, wall lighting.

DINING ROOM:

Beamed ceiling, oak floor, fireplace with inset log burner on a raised hearth, radiator, built in cupboards, bay window to front.

KITCHEN:

Fitted with a range of panelled wall and base units with wood block work surfaces, butler style sink with mixer taps, space for standing a fridge freezer, fitted gas range style cooker with 5 burners and 2 ovens, 2 skylight windows, metro style tiling adjacent to the work surfaces, quarry tiled floor, picture window to rear with garden views, radiator and stable door to garden.

Hand crafted oak staircase from dining room to:

FIRST FLOOR LANDING:

Exposed floorboards and wall timbers, recessed storage area.

BEDROOM 1:

Exposed floorboards and beams, power points, built in triple wardrobes, radiator, window to front.

BEDROOM 2:

Exposed floorboards, power points, built in wardrobe with hanging rail, radiator, window to front, ceiling beams, period style fireplace.

BEDROOM 3:

Exposed floorboards and beams, power points, understairs hanging space, radiator.

SHOWER ROOM:

White suite comprising of a large walk in shower with hand spray and rainfall head. Low level wc, pedestal wash hand basin, window to rear. Exposed floorboards, ceiling and wall timbers, radiator, built in linen cupboard.

Door from Shower room and stairs to:

LOFT ROOM 1:

Exposed floorboards and beams, velux style window, built in cupboard, power points, radiator.

Second staircase from first floor landing to:

LOFT ROOM 2:

Exposed floorboards, velux style window, access to eaves storage space, power points, radiator.

OUTSIDE REAR:

Adjacent to the cottage there is a paved patio area with steps leading up to the garden and a further shingled area with low brick wall which are the footings started for a conservatory which we understand from the vendor has planning consent. A five bar wooden gate opens from the driveway and gives access to the main garden area which is lawned and stocked with a variety of fruit trees including apple, plum, walnut and cherry, numerous shrubs and plants, small raised pond, storage shed. Further 5 bar gate gives access to the adjoining paddock suitable for small livestock/pony. Further gate gives access to the area of private woodland where, following receipt of planning permission, work has commenced on the base for 2 stables with water supply already connected.



FRONT: Single parking space at road level, driveway leads up to the property's entrance and a shingle parking and turning area.

DETACHED GARAGE:

Double entrance doors, lights and power. Hayloft above with light and 2 velux style windows.

SITUATION:

Tunbridge Wells with its wide selection of shops, restaurants and leisure facilities lies approximately 4.7 miles to the South East. More local amenities are available in Speldhurst and Penshurst villages approximately 1.3 and 1.2 miles respectively. Tonbridge, approximately 4.7 miles offers a supermarket and other services. State and private schools in the area include primary in Penshurst and Speldhurst and Holmewood House Prep School in Langton Green with secondary schools in Tonbridge, Sevenoaks, and Tunbridge Wells. Mainline rail services to Charring Cross run from Tonbridge and Tunbridge Wells with a journey time of around 40 minutes.

TENURE:

Freehold

VIEWING:

By telephone appointment to Wood & Pilcher on 01892 511311.

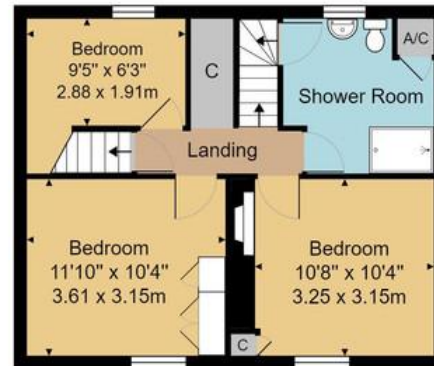
ENERGY EFFICIENCY RATING: F.



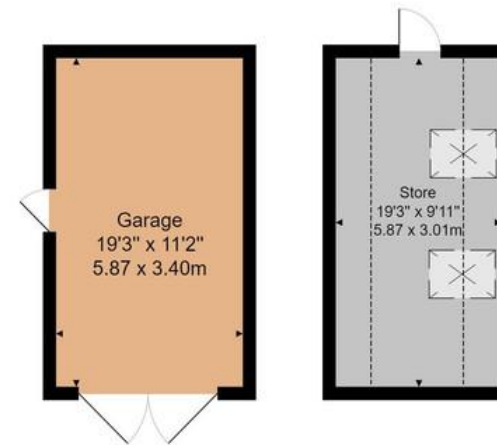
House Approx. Internal Floor Area 1705 sq. ft / 158.40 sq. m
Garage Approx. Internal Floor Area 406 sq. ft / 37.72 sq. m



Ground Floor

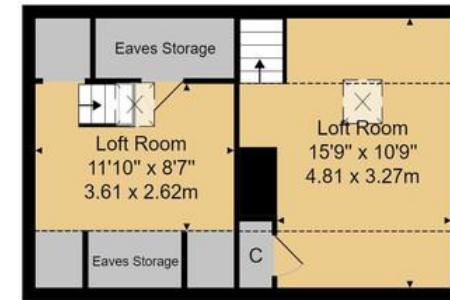


First Floor



**Garage
Ground Floor**

**Garage
First Floor**



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliance their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

124 London Road, Tunbridge Wells,
Kent, TN4 0PL
Tel: 01892 511311
Email: southborough@woodandpilcher.co.uk
BRANCHES AS CROWBOROUGH, HEATHFIELD TONBRIDGE
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk





WOOD & PILCHER