



1 Rectory Cottages High Street, Penshurst, Tonbridge, Kent, TN11 8BS

Guide Price £410,000 - £440,000

Jack Charles
Estate Agents

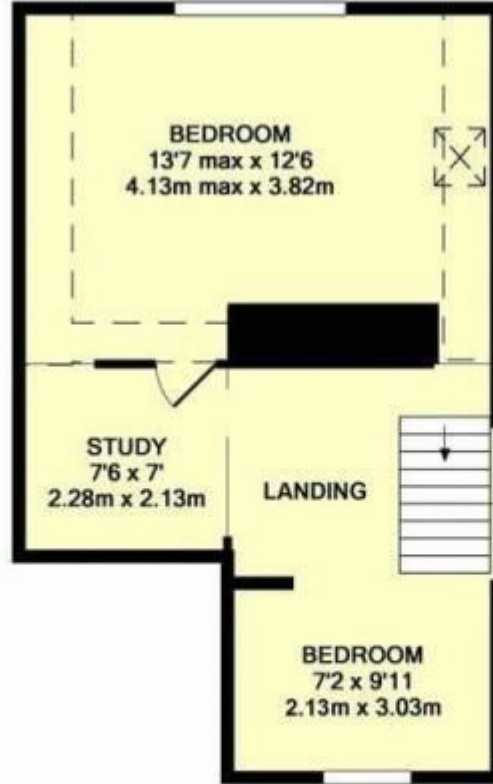
Sales & Lettings

- Beautiful Period Home
- Openplan Living room / Dining Room
- Wealth Of Character
- Two Bedrooms
- Handmade Oak Kitchen/Breakfast Room
- Countryside Views
- Study
- Delightful 180' garden
- Detached Open Barn with PP (now lapsed) for garden room/studio

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.



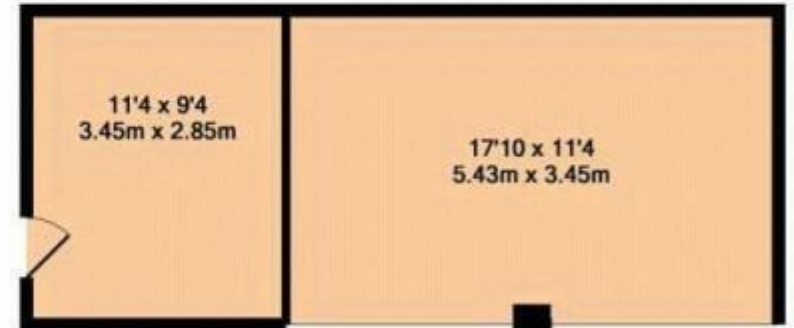
GROUND FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.6 SQ.M.)



STORAGE AREA
APPROX. FLOOR
AREA 74 SQ.FT.
(6.8 SQ.M.)



BARN
APPROX. FLOOR
AREA 308 SQ.FT.
(28.6 SQ.M.)

1 RECTORY COTTAGE PENSURST
TOTAL APPROX. FLOOR AREA 1197 SQ.FT. (111.2 SQ.M.)

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer for sale this charming Grade II Listed semi-detached cottage which dates back to the late 15th Century and was once part of a Medieval Hall House listed on the Wealden Tour as a house of historical interest.

The cottage is situated in the heart of a picturesque village close to Penshurst Place and enjoys superb gardens extending to over 180' with delightful rural outlook over fields to the rear. This unique cottage has been sympathetically renovated retaining many original features including exposed beams, original wide oak board flooring and an inglenook fireplace. It has also been extended to the rear.

You enter this wonderful home through an original Oak door into an entrance lobby which in turn leads through to a welcoming Living / Dining Room which has a wealth of character to it with exposed beams, brickwork, and the original inglenook fireplace with bread oven. There is tiled flooring, a staircase to the first floor and a small but very useful recessed area, perfect for a seating / study or reading area with shelving. An Oak latched door leads through to the kitchen with Oak framed windows and door overlooking the rear garden. It is made up of bespoke cabinets and a Belfast sink. There is space for a washing machine, fridge, the double oven will remain. Door leading to a bathroom which has a white suite and obscured window to rear.

To the first floor there is a galleried landing with a vaulted ceiling with feature crown post. It is also open to the main bedroom which is situated to the front of the property, above which is a mezzanine gallery with space for a bed or storage.

From the landing you enter a study area which in turn gives access to a stunning second bedroom with vaulted ceiling, exposed beams and part of the original tiled roofline is also incorporated into the space. This amazing bedroom also has views over the garden to the surrounding countryside.

Outside the house has a stunning 180ft rear garden with mature trees and herbaceous borders leading down to a small stream at the very bottom. A particular feature of the garden is the 18th century barn which has lapsed planning that could be reinstated for a studio garden room, and a Victorian outhouse. There is also a separate building housing a fully functioning toilet.

Location

Penshurst village is famous for Penshurst Place, a 14th Century 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





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