



Buxton House, High Street, Penshurst, Kent

An impressive Grade II listed property offering substantial and elegant family accommodation, set in a prominent position in the centre of this historic and sought-after village.

Hildenborough station 4.25 miles (London Bridge from 34 minutes), Tonbridge station 5.2 miles (London Bridge from 34 minutes), Tunbridge Wells station 6.5 miles (London Bridge from 46 minutes), Sevenoaks station 8.7 miles (London Bridge from 24 minutes), Gatwick airport 21 miles, London 39 miles. (All times and distances approximate)











Tenure: Freehold

Local authority: Sevenoaks District Council, Tel. 01732 227 000

Council tax band: G

Services: Mains water and electricity. Oil fired heating. Mains drainage.















The property offers flexible family accommodation, arranged over four floors, with the potential to create a self-contained apartment.





The Property

Buxton House is a handsome Grade II listed semi-detached family house, believed to date back to the mid 19th century, located in a prominent position in the centre of the popular and historic village of Penshurst. The substantial property offers elegant and well-proportioned accommodation totalling 4451 sq ft with character features including fireplaces, decorative cornicing and ceiling roses, sash windows with shutters and good ceiling heights. The house is accessed via a door to the side leading into a spacious reception hall with a w.c./shower room off. Two sets of double doors open into the impressive L-shaped sitting/dining room with windows to the front and wooden floors. The sitting area flows into the magnificent kitchen/breakfast room which has a wonderful, vaulted ceiling with skylights and two sets of French doors opening out to a Juliet balcony spanning the width of the house and overlooking the garden and terrace. The well-appointed kitchen includes an extensive range of fitted units with integrated appliances, central island, Scandinavian style wood burner and slate flooring. On this level there is also a study with a window to the front as well as a sitting room with double doors to the Juliet balcony.

From the kitchen area, stairs lead down to the lower ground floor which provides a lovely double aspect garden room with doors to the side and rear garden and terrace, a shower room, kitchen/utility room, large storage room and a double aspect bedroom. This level could be used as a self-contained annexe if required.

On the first floor, the principal bedroom has windows to the front as well as an en suite dressing room and bathroom. There are two further bedrooms on this level, one of which has an en suite shower room. There is a further bedroom and a bathroom on the second floor as well as a spacious landing providing a second study/sitting area.

Outside, to the rear of the house there is a charming walled garden, with direct access from the reception rooms on the ground and lower ground floors of the house creating a wonderful entertaining space. The paved terrace is surrounded by mature shrubs and bushes. To one side, there is also a covered courtyard area with brick paving and a working well. A rear gate gives access to a single garage, accessed via the Leicester Arms car park.











The house sits in a prominent position in the sought-after village of Penshurst with excellent access to schools, amenities and railway stations.

Situation

The property is located in the centre of the delightful and extremely popular village of Penshurst, widely known for its medieval history connected to Penshurst Place and within the High Weald Area of Outstanding Natural Beauty. Penshurst offers a good range of local amenities with a village shop, pub, tea room, doctors' surgery and monthly Farmers market. The village is also home to one of England's oldest cricket pitches. More extensive shopping facilities and amenities can be found in the nearby towns of Tunbridge Wells, Tonbridge and Sevenoaks. There are excellent road and rail links from the M25, A21 and A26 which provide easy access to London, the south coast, Heathrow and Gatwick airports. Mainline rail services operate from Ashurst, Hildenborough, Tonbridge and Sevenoaks with a regular service to London.

There is an excellent choice of schools in the area including Penshurst, Fordcombe and Chiddingstone primary schools; grammar schools in Tonbridge and Tunbridge Wells; Holmewood House Preparatory in Langton Green, Tonbridge School and The Schools at Somerhill in Tonbridge, Sevenoaks Preparatory, Sevenoaks School and New Beacon Preparatory in Sevenoaks.

Leisure interests in the area are well served with horse racing at Lingfield Park, golf at Hever Castle, Nizels and Tunbridge Wells, sailing and water sports at Bough Beech Reservoir, Haysden Lakes, Bewl Water, Chipstead Lakes and on the south coast. There is an abundance of country walks, cycling and riding in the surrounding area including within Penshurst Place, Hever Castle, Titsey Estate and Winston Churchill's former home Chartwell, all of which are a short drive away.

Directions (TNI18BT)

From either Tunbridge Wells or the A21 at Tonbridge, proceed on the A26 (between Southborough and Tonbridge) and turn onto Bidborough Ridge (B2176). Proceed through the village of Bidborough and continue for approximately 3 miles onto Penshurst High Street (B2188) where the property will be found on the left-hand side (just after the popular Leicester Arms pub/hotel).





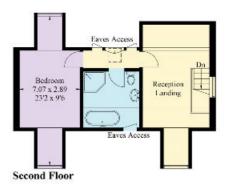




Approximate Gross Internal Floor Area 413.6 sq m / 4451 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.







Knight Frank

Tunbridge Wells

47 High Street I would be delighted to tell you more

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PRODUCED FROM SUSTAINABLE SOURCES.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Utility Room

4.67 x 3.25

15'4 x 10'8

Cellar Store Room

5.59 x 5.12

18'4 x 16'9

Lower Ground Floor

Garden Room 4.49 x 4.11 14'9 x 13'5

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