



1 Moat Cottages, Doubleton Lane, Penshurst, Kent. TN11 8JA
Offers In Excess Of: £875,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Charming Attached Period Cottage
- *Attractive Secluded Gardens enjoying a Westerly Aspect
- *Extending to over One Quarter of an Acre
- *Drawing Room *Sitting Room with woodburning stove
- *Modern Kitchen *Dining Room *Four Bedrooms *Study/Nursery *Two Bathrooms
- *Detached Double Garage with Games Room
- *Lapsed Planning Permission for Extension & Basement Ref: SE/17/03677/HOUSE
- *Extant started Planning Permission for 98.1sq.m Extension

Description

A charming and beautifully presented attached period cottage occupying a delightful quarter of an acre plot in a private road within the historic village of Penshurst. Situated in a conservation area and within an area of outstanding natural beauty. This appealing family property has retained many character features including exposed beams, leaded light windows and fireplaces. It also benefits from lapsed planning permission for a substantial extension and extant started planning permission. The gardens are a particular feature, offering seclusion and privacy and enjoying a west facing outlook, and there is a detached double garage with games room above.

POINTS OF NOTE:-

- Entrance porch with Karndean oak effect flooring and oak front door to spacious entrance hall with Karndean oak flooring and staircase to first floor with under stairs storage cupboard.
- The sitting room has an attractive aspect over garden, brick fireplace with Aga woodburning stove, beamed ceiling and wall lights and is open plan to:-
- Dining room with hand painted mahogany china/glass corner cabinet, beamed ceiling, wall lights and central heating programmer. Opening to:-
- Kitchen with a range of Shaker style base units of cupboards and pan/cutlery drawers and wall cabinet, pull-out larder, integrated fridge/freezer, dishwasher and washing machine, Stoves range cooker with five ring induction hob, three ovens and slow cooker, matching Stoves extractor hood above, Astracast Rok granite sink with mixer tap and water filter, oak worktops, spice rack and wine rack, ceramic tiled flooring, open vista through to dining room and square arch also to dining room.
- The drawing room which has sliding patio doors opening to the garden, has a beamed ceiling, fireplace with Stovax woodburning stove on a slate hearth, oak TV cabinet and wall lights.
- The lobby has a door to rear garden, a second staircase to first floor and bedrooms three and four.
- The bathroom comprises tiled panelled bath with tiled surround and mixer tap plus hand shower attachment, close coupled WC, pedestal basin, separate tiled shower cubicle with Triton shower unit, shaver socket, Antico wood flooring, radiator/towel rail, base cupboard, extractor fan.
- The first floor landing has an aspect over garden and a sun tube.
- Bedroom one is an attractive double aspect room with vaulted ceiling and door through to study/nursery which has a feature cast iron fireplace, built in cupboard to either chimney recess and vaulted ceiling. In bedroom two there is a range of built in storage cupboards, a built in airing cupboard. a built in airing cupboard containing Worcester Combi boiler with slatted shelving and an aspect over the garden.



- The bathroom has a vaulted ceiling and comprises a panelled bath, fitted shower unit with drench head and glazed screen, vanity basin, feature high level w.c, heated towel rail and tiled walls.
- Bedrooms three and four are approached via a second staircase. Bedroom three has a cast iron fireplace and bedroom four has a range of mirror fronted wardrobes.
- Detached double garage of brick construction with pitched tiled roof, two electric up and over doors to front, light and power, personal side door and staircase leading to a good sized Games Room with light and power and two electric Velux windows with fitted blinds.
- Driveway to the front of garage and further driveway to other side of the property approached via 5-bar double wooden gates.
- The extensive gardens are a superb feature of the property and surround the property on three sides. The main area of garden enjoys a secluded westerly aspect and is mainly laid to lawn with mature boundary hedging, various shrubs and trees, wooden arbour with wisteria and a paved terrace with electric awning above. Garden chalet, timber shed and propane tank.
- To the front, there is a brick boundary wall with gate and railing, and further patio areas. Further area of garden to the side being mainly laid to lawn with shrub borders including camellia and hydrangea with pathway to double garage and log store. In all the plot extends to over one quarter of an acre.
- EPC: F. Council Tax Band: G - Sevenoaks.
- Services: Private drainage, mains water and electricity. Leaded light double glazed windows. Propane gas central heating. Plans available to view. Upkeep of part of private road approx. £50 p/a. Agents Note: Photography taken in 2020.



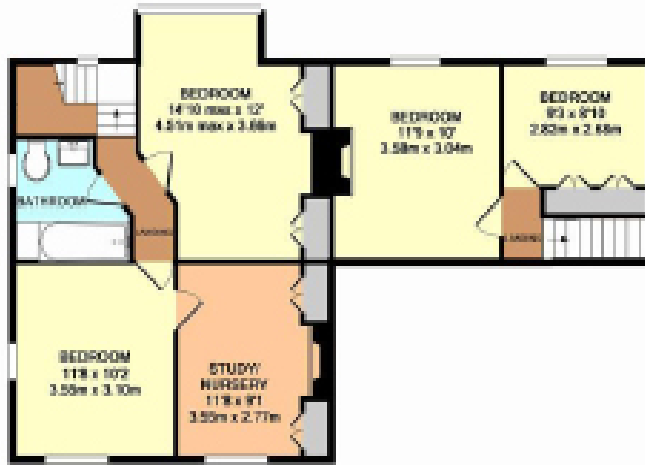
Penshurst

The property occupies a favoured semi-rural position less than half a mile from the centre of this sought after picturesque village close to the famous Penshurst Place and gardens. The village is surrounded by beautiful open countryside offering numerous opportunities for recreational activities. There are also local shops and amenities including a Primary school, village hall, gastro pub, post office, tea shops and church. Royal Tunbridge Wells and Tonbridge towns offer excellent shopping, recreational and educational facilities, including Main Line Stations to London. There is also a main line station to London available at Hildenborough (Charing Cross/Cannon Street line), this being approximately four and a half miles distant.

Viewing

Strictly by appointment via James Millard Independent Estate Agents
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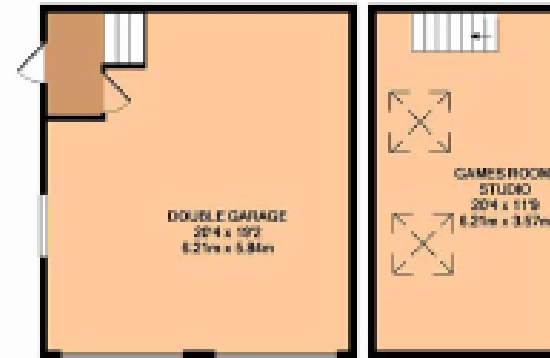
TOTAL APPROX. FLOOR AREA 2261 SQ.FT. (208.480 M²)
(Made with AutoCAD 2009)



1ST FLOOR
APPROX. FLOOR
AREA 711 SQ.FT.
(65.850 M²)



GROUND FLOOR
APPROX. FLOOR
AREA 890 SQ.FT.
(82.050 M²)



GARAGE
APPROX. FLOOR
AREA 529 SQ.FT.
(48.480 M²)

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