



2 Stone Cottages, Poundsbridge Lane, Penshurst, Kent TN11 8AQ
Guide Price: £575,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Delightful Semi-Detached Stone Character Cottage
- *Enviably Rural Location on the Outskirts of Penshurst
- *Three Double Bedrooms *Sitting Room
- *Kitchen/Dining Room with Woodburning Stove
- *Ground Floor Bathroom
- *Delightful Part Walled Cottage Gardens with Outbuilding

Description

Set in a glorious rural position just outside the village of Penshurst, this delightful three bedroom semi-detached character stone cottage is situated off a private lane with a lovely open outlook over the surrounding countryside. This charming property has been in the same family ownership for nearly five decades and is surrounded by generous, well tended part walled cottage gardens with countryside walks accessible direct from the doorstep.

Accommodation: -

- The property is approached via a footpath with mature hedging to front boundary, wrought iron gate, stone pathway and attractive stone arch around smart front door. This leads to the enclosed entrance hallway and a wooden latch door leads through to:-
- Sitting room enjoying an attractive bay window to the front with lovely views, stripped wooden flooring, ceiling beam and wall light points. Small storage cupboard and door to large walk in larder with window, shelving, and power allowing space for freestanding appliances.
- A further latch door leads through to the cosy dining room with window overlooking the garden, exposed brick painted chimney breast with wood burning stove. Tile effect laminate flooring and latch door leading to the staircase rising to the first floor with understairs recess. Open archway through to:-
- Kitchen fitted with a range of wooden wall mounted cabinets and base units of cupboards and drawers, laminate worktops and tiled splashback. Space for appliances including washing machine, under counter fridge and electric oven, spot lighting and tile effect laminate flooring. Open to small rear lobby with modern stable door leading to the garden.
- Ground floor spacious family bathroom fitted with a white suite comprising panelled bath with shower over, pedestal sink and close coupled w.c. Window, extractor fan and fully tiled walls.
- First floor landing having latch doors leading to the three double bedrooms. Main bedroom with aspect to side, attractive feature papered wall and access to loft via hatch. Second bedroom with aspect to front and third bedroom into eaves with aspect to rear and fitted airing cupboard housing hot water cylinder with fitted immersion.



- Beautiful, well stocked and maintained part walled cottage gardens arranged in terraces with brick pathways, expanses of lawn, small pond and rockery. Shared stone outbuilding/workshop and wooden garden shed, large kitchen garden, fruit trees including pear and apple, and raspberry canes. Historic wall with climbing wisteria, clematis and roses, fenced boundaries and an abundance of shrub/flower borders giving a variety of interest.
- Services & Points of Note: Mains electricity and water. Economy 7 storage heaters. Private drainage, shared treatment plant with 16 neighbouring properties, approximately £150pa (variable). Sky broadband and BT phone connections. Voluntary contribution towards upkeep of private lane. Flying freehold to neighbouring property.
- Council Tax: Band: E – Sevenoaks. EPC: F

Penshurst

This lovely cottage occupies an enviable rural position on the outskirts of the historic and picturesque village of Penshurst, within the High Weald Area of Outstanding Natural Beauty. The village is surrounded by open countryside, Penshurst Place being central in the parish with the Penshurst estate having acres of woodland to explore and an adventure playground. The village is thriving with an excellent primary school, St John the Baptist church, village hall, Leicester Arms public house, doctors surgery, and well stocked store/post office with fuel pump, tea room and the popular Kingdom Café just outside the village. Hildenborough Main Line Station is approximately five miles distant and offers fast and regular services to Central London (approx 40 mins). Tunbridge Wells and Tonbridge towns offer excellent shopping, recreational and educational facilities, including Main Line Stations to London, with bus routes from the village. The area is very well served with educational facilities for boys and girls of all ages with renowned schools, including grammar, in Tunbridge Wells, Tonbridge and Sevenoaks.

Viewing Strictly By Appointment

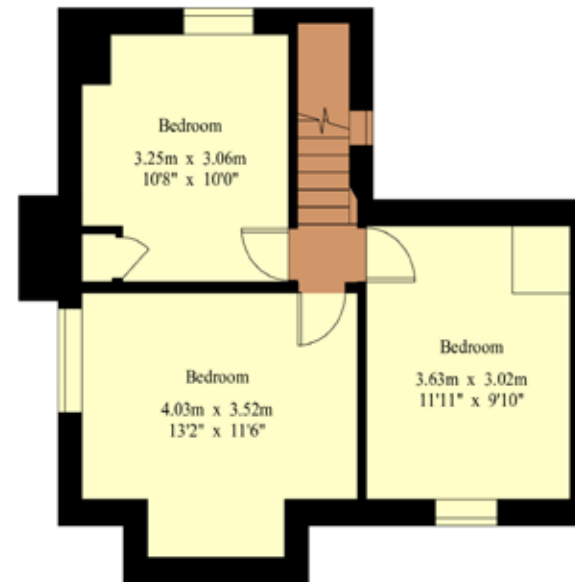
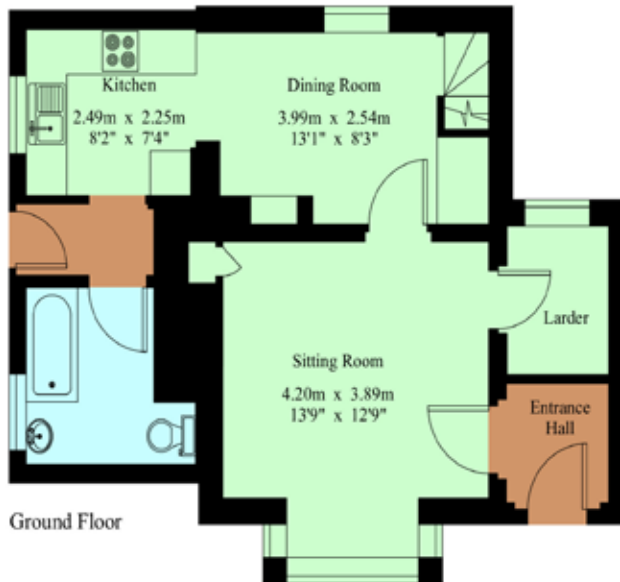
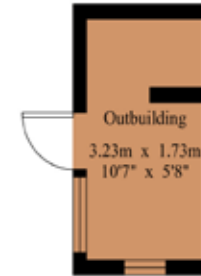
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House - Gross Internal Area : 87.7 sq.m (944 sq.ft.)
Outbuilding - Gross Internal Area : 5.5 sq.m (59 sq.ft.)



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