



9 Smarts Hill, Penshurst, Kent TN11 8EG
Guide: £700,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Attractive Extended Semi-Detached Country Cottage
- *Favoured Rural Location Backing Fields
- *Four Double Bedrooms
- *Kitchen/Dining Room with Bi-Folds & Superb Uninterrupted Views
- *Sitting Room with Central Open Fireplace
- *Contemporary Family Shower Room
- *Utility & Cloakroom
- *Rear Garden, Terrace & Open Outlook
- *Front Gardens & Driveway for Three Vehicles

Description

An opportunity to acquire this delightful semi-detached four bedroom extended family home situated in this highly favoured country lane on the outskirts of Penshurst. The property is well maintained and decorated in a neutral palette throughout, enjoying bi-fold doors in the dining area, making the most of the idyllic situation, offering stunning views across uninterrupted countryside.

Accommodation

- The property is approached via a pathway to the front door, leading into a small hallway having window to side and doors to the sitting room and study.
- Located off the entrance hall is the study with outlook to front and fitted cupboard housing electric meter and fuse board, engineered oak flooring.
- Sitting room enjoying an aspect to front, central open cast iron feature fireplace and staircase rising to the first floor with bespoke fitted understairs storage, further cupboards and shelving to recesses, engineered oak flooring.
- Impressive open plan kitchen/dining room forming the hub of the home with bi-fold doors with external electric awning, opening the space to the rear terrace offering superb views and ideal for summer entertaining. Oak flooring and inset LED lighting throughout.
- Smart kitchen fitted with a comprehensive range of Shaker style base units of cupboards and drawers with contrasting quartz worktops, dual ceramic sink and upstands. Single oven, induction hob and fitted extractor hood over, integrated Bosch dishwasher, pan drawers, full height larder cabinet with pull out storage, space for freestanding fridge freezer and wall mounted dresser.
- A door from the kitchen leads to the utility room with space and plumbing for washing machine and floor mounted Grant oil fired boiler. Door to ground floor cloakroom fitted with a modern suite comprising close coupled toilet and vanity basin. Attractive Victorian style tiled flooring throughout.
- First floor landing with fitted bookcase, hatch giving access to loft space having fully boarded and insulated floor, drop down ladder and light.
- Main bedroom with aspect to front, fitted with a range of wall to wall sliding wardrobes and further fitted wardrobe. Three further bedrooms, one also with aspect to front and two enjoying a rear aspect and distant views over the surrounding countryside.
- Contemporary family shower room fitted with a white suite comprising close coupled toilet, floating vanity basin, fully tiled walls and walk in shower enclosure, Aqualisa power shower, rainfall head and glazed screen. Contrasting ceramic tiled flooring and LED lighting.



- This appealing cottage is approached over a private driveway offering parking for three cars, a low retaining wall with picket fence and gate leads into the front garden which is laid mainly to lawn with shrub/flower borders. Timber shed, oil tank, fenced and mature hedge boundaries.
- The garden to the rear offers superb uninterrupted views over the surrounding countryside from the Indian stone terrace with electric awning. Area of lawn, shrub/flower borders, further paved seating area, fenced boundaries and open aspect backing fields.
- Services: Mains electricity and drainage. Oil fired central heating. Multi-paned double glazed windows.
- Council Tax: Band: E – Sevenoaks District Council
- EPC: D

Situation

Smarts Hill is a peaceful country lane, situated 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, with an adventure playground at Penshurst Place. 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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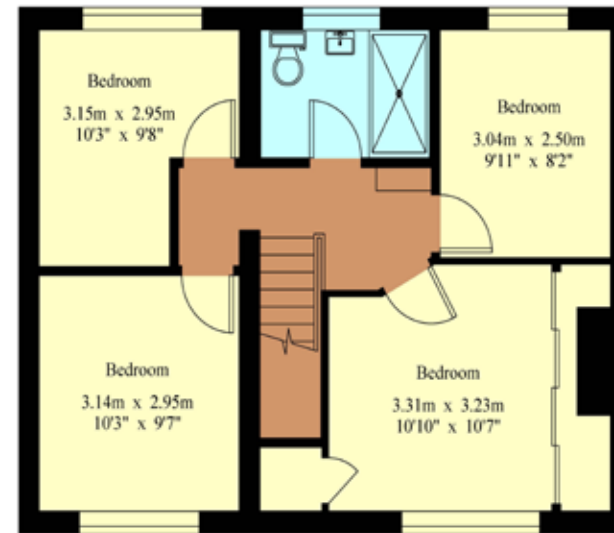


9 Smarts Hill

House - Gross Internal Area : 115.3 sq.m (1241 sq.ft.)
Garden Store - Gross Internal Area : 6.9 sq.m (74 sq.ft.)



Ground Floor



First Floor

For Identification Purposes Only.

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