



Moat Cottage, Doubleton Lane, Penshurst, Kent TN11 8JA  
Guide: £1,300,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Beautifully Presented Detached Period Cottage
- \*Glorious Views over Penshurst Place
- \*Four Bedrooms
- \*Three Reception Rooms
- \*Kitchen
- \*Conservatory
- \*Main Bedroom with En-Suite Dressing Room & Shower
- \*Family Bathroom
- \*Ground Floor Cloakroom
- \*Brick Utility Outhouse
- \*Attached Single Garage
- \*Glorious Level Landscaped Gardens
- \*Heated Swimming Pool & Timber Pool House

#### Description

This beautifully presented four bedroom detached period cottage is situated in a private road in this sought after village enjoying glorious views over Penshurst Place. This delightful long term family home has been sympathetically extended and improved being presented in excellent order throughout, coming to the market for the first time in nearly fifty years. Externally, this charming property enjoys generous landscaped gardens, heated swimming pool and various outbuildings.

#### Accommodation

- Attractive porch canopy with original front door leading to the entrance hallway having staircase rising to the first floor with understairs storage cupboard.
- Off the hallway you will find the bright dual aspect sitting room flooded with natural light enjoying decorative ceiling beams. To the other side of the hallway you enter into the snug/TV room with attractive aspect to front over the garden.
- Modern ground floor shower room fitted with a white suite comprising close coupled toilet, vanity unit with basin, fully tiled walls and ceramic tiled flooring.
- Kitchen fitted with a range of comprehensive range of cream Shaker style wall mounted cabinets and base units of cupboards and drawers with contrasting granite overlay worktops. Appliances including single electric oven and hob with extractor over. Integrated Bosch dishwasher and microwave, Rangemaster fridge freezer. Dresser unit and display cabinets with internal lighting and under cupboard lighting, ceramic tiled flooring and door giving access to the side and garden.
- A door from the kitchen leads through to the formal dining room with lovely aspect over the gardens and sliding patio doors leading through to the:-
- Conservatory of semi-hardwood construction, glazed on three sides with insulated roof, French doors opening to the rear terrace and ceramic tiled flooring.
- First floor landing, access to part boarded and insulated loft space with drop down ladder and light, fitted airing cupboard housing hot water tank. Further fitted cupboard and dado rail.
- Main bedroom suite enjoying enviable views over Penshurst Place, comprehensive range of fitted bedroom furniture including window seat with storage beneath. En-suite dressing room incorporating fitted wardrobes with mirror doors, vanity, sink and enclosed shower cubicle with tiled surround and Aqualisa shower. Second and third bedrooms also enjoying a lovely aspect to front, both having further ranges of fitted bedroom furniture. Fourth small double with aspect to side.
- Family bathroom fitted with a white suite comprising panelled bath and vanity basin with glazed cabinets, central mirror and lighting, finished in attractive limed oak, close coupled toilet, fully tiled walls and ceramic tiled flooring.
- An aluminium glazed covered courtyard leads from the kitchen to a brick outhouse/utility housing Grant oil fired boiler, space for washing machine and tumble dryer, sink unit and cupboards. External oil tank to the rear.



- Heated swimming pool 30ft x16ft plus Roman end with steps, 7ft deep in the deep end and 3ft deep in the shallow end, serviced by an outhouse containing LPG boiler and filter. Wooden summerhouse serving as swimming pool changing area. Summer and winter covers and removable child fencing.
- The level gardens are beautifully landscaped and predominantly laid to lawn with a variety of mature trees, shrub/flower borders giving a variety of interest and mature hedged and fenced boundaries provide privacy. Paved terraced seating area ideal for alfresco dining.
- To the far rear of the garden there is a brick garage used for storage (no vehicular access), screened LPG tank, and garden shed. Further gardens to the side of the property with high hedge boundary, small pond and gate giving access to the front.
- Block paved driveway offering parking for several vehicles to the front of the garage. Single garage with up and over door to front, power and light.
- Services & Points of Note: Mains electricity and water. Oil fired central heating. Private drainage. Multi-paned leaded light double glazed windows. External security lighting and CCTV. LPG swimming pool heating. BT broadband connection.
- Council Tax Band: G – Sevenoaks District Council
- EPC: D

#### Penshurst

Moat Cottage is situated within walking distance of the historic and picturesque village of Penshurst, surrounded by beautiful countryside, 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. 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 Forge store/post office with fuel pump, Fir Tree House Tea Rooms 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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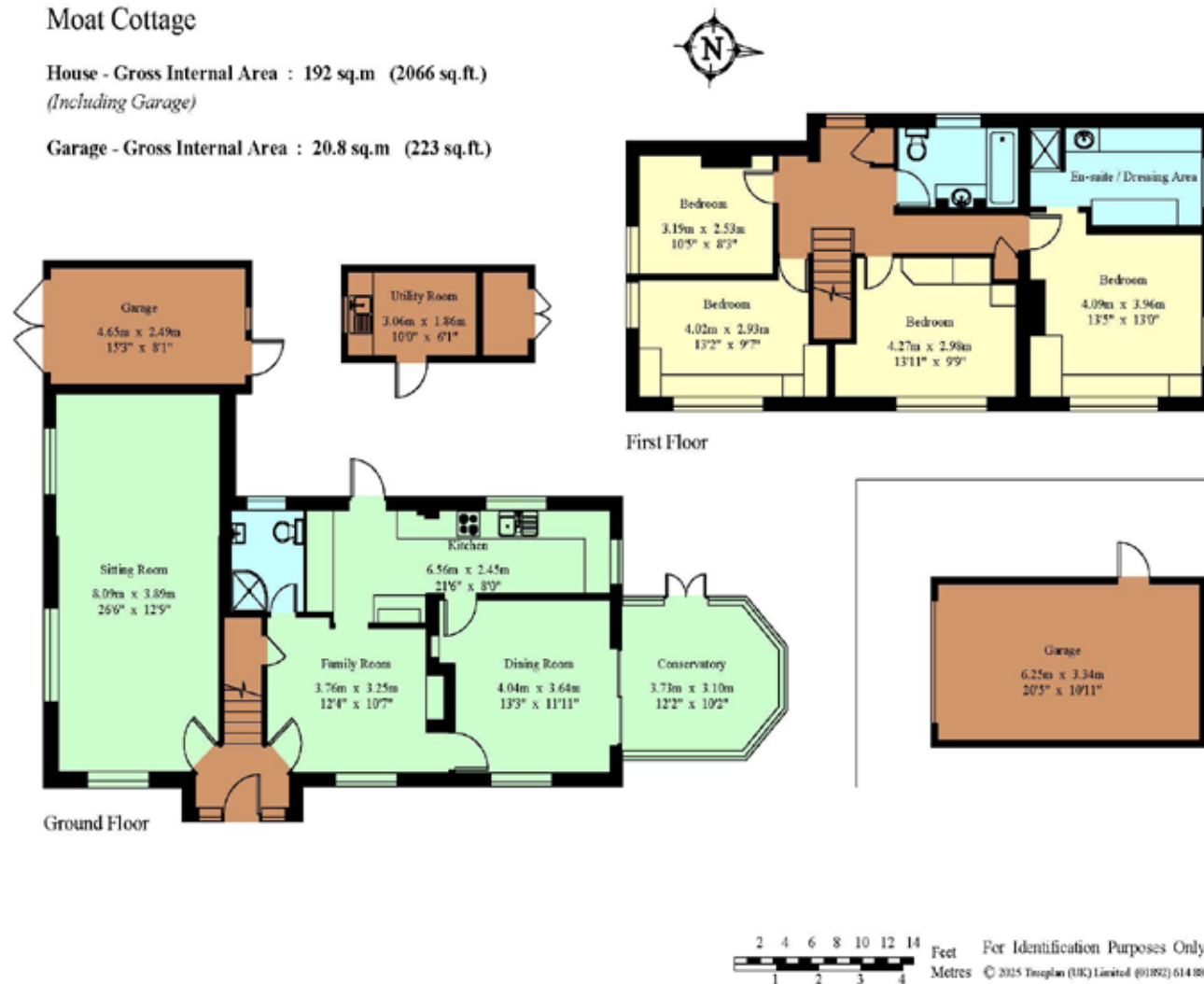
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## Moat Cottage

House - Gross Internal Area : 192 sq.m (2066 sq.ft.)  
(Including Garage)

Garage - Gross Internal Area : 20.8 sq.m (223 sq.ft.)



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