



Higsons, High Street, Penshurst, Kent TN11 8BP
Guide: £1,250,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Executive Detached Extended Family Home
- *Prominent Central Position in the Heart of the Village
- *Four/Five Bedrooms *Four Versatile Reception Rooms
- *Bespoke Rencraft Kitchen/Breakfast/Family Room
- Main Bedroom Suite with Dressing Room and Bathroom
- *Guest Bedroom Suite *Study & Utility
- *Integral Double Garage *Expertly Landscaped Gardens
- *Gated Private Driveway *No Onward Chain

Description

An opportunity to acquire this modern detached and extended family house, built in the 1980s and situated in a prominent, yet secluded gated position in the centre of this sought after and historic village. This long term family home offers extremely spacious and highly versatile accommodation and is being sold with the benefit of no onward chain.

Accommodation

- This delightful property is approached off the High Street over a shared driveway, through a walled and gated private entrance to the large driveway leading to the garage and the front door.
- Bright and spacious entrance hallway, staircase rising to the first floor, timber front door, cloakroom, fitted cloak cupboard, smart oak panelled doors leading through to all the principal rooms and striking chequerboard vinyl flooring.
- Dual aspect sitting room with lovely aspect over the gardens, central Victoria Stone fireplace, inset woodburning stove set on a slate hearth. French doors with full height side windows leading out onto the terrace and LED downlighting.
- There are three further reception rooms on the ground floor, a dining room with aspect to front and feature ceiling downlighting, a dual aspect family room having a further set of French doors with full height side windows leading out into the terrace and a study with pleasant outlook over the garden.
- Bespoke kitchen by Rencraft forming the hub of the home fitted with a range of oak wall mounted cabinets, including tall dresser and base units of cupboards and drawers including wine racking. Central island unit with basket storage, all complemented by granite worktops, upstands and tiled splashback. Rangemaster LPG hob electric ovens and grill, set into recess with coordinating side cupboards. Fully integrated dishwasher and fridge, LED downlighting and smart slate flooring throughout the space.
- Off the kitchen you will find the useful utility area, continuation of the slate flooring, space for a washing machine and tumble dryer and wall mounted Ideal LPG boiler. A stable door leads to the garden with a further door leading to the integral double garage having electric up and over door, storage units, space for further appliances, boarded loft with ladder access, power and light.
- Bright first floor split landing area, access to part boarded loft space via hatch with light. Airing cupboard containing pump and hot water tank.
- Dual aspect main bedroom suite, high vaulted ceiling and oak flooring, dressing room with further hatch to part boarded loft space and modern ensuite bathroom with separate shower cubicle.
- Guest suite fitted with a comprehensive range of fitted bedroom furniture, including bedside tables, and also a spacious ensuite bathroom. Third bedroom also enjoying fitted wardrobes and the fourth bedroom with a fitted wardrobe and study area. The fourth bedroom was previously two rooms, which could be reinstated to provide a fifth bedroom if required. A modern family shower room completes the first floor accommodation.

- The expertly landscaped level gardens are a particular feature of the property benefitting from a large block paved driveway offering parking for several vehicles, mature beech, conifer and laurel hedged boundaries including mature yew, lime and silver birch trees. Shaped rear terrace spanning the rear of the property provides areas ideal for alfresco dining, low retaining brick walls with planted borders offer a variety of interest. The remainder of the garden to the rear and side is laid to lawn with deep mature shrub/flower borders, hedging providing privacy and access to the driveway via a wrought iron gate.
- Services: Mains water, electricity and drainage, LPG gas heating and Rangemaster oven with 2200 litre gas storage tank, new boiler installed in 2024.
- Agents Note: Vehicular right of way over shared entrance driveway to High Street. A nominal contribution is made to the Latymers Management Company for the upkeep of a shared pathway to the rear of the property.
- Council Tax Band: G – Sevenoaks District Council
- EPC: E

Penshurst

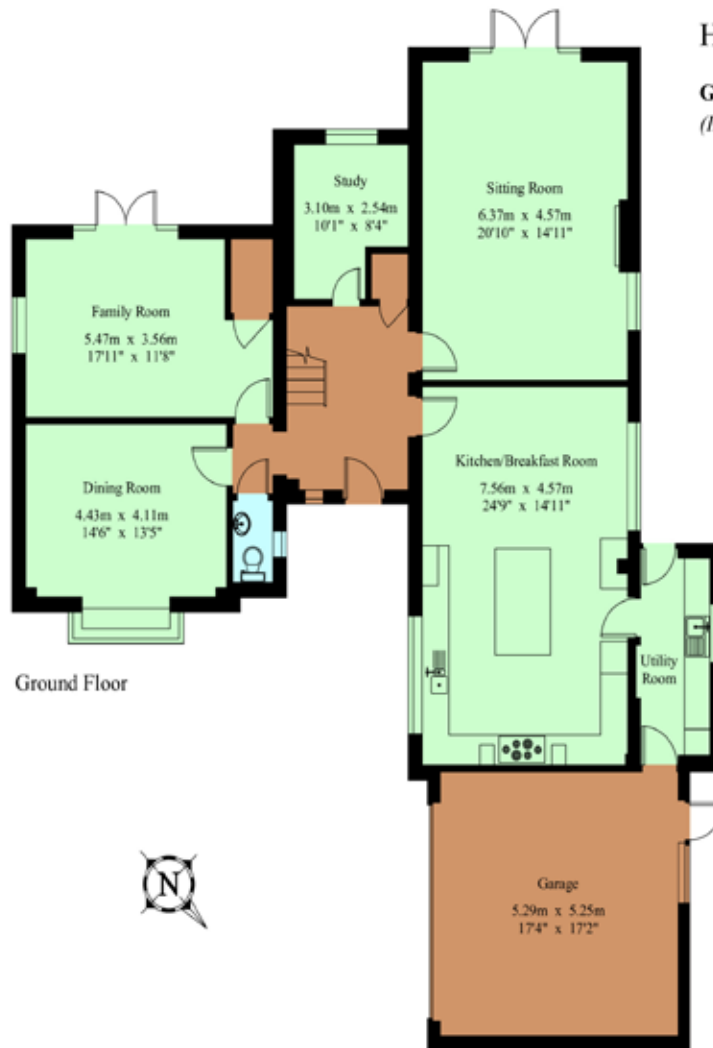
Higsons is situated off the High Street in the heart of the picturesque village of Penshurst, surrounded by beautiful countryside, within a conservation area and the High Weald Area of Outstanding Natural Beauty. The village is surrounded by open countryside, Penshurst Place being central in the parish 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 and hotel, doctors surgery, and well stocked Forge stores/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

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk



Higsons

Gross Internal Area : 280.7 sq.m (3021 sq.ft.)
(Including Garage)



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