



Pennis House, Pennis Lane, Fawkham, Kent





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A magnificent, Grade II listed Georgian home, thought to have been built in 1808, nestled in the picturesque Kent countryside.



Tenure: Freehold

Local authority: Sevenoaks District Council

Council tax band: G





The Property

This historic property exudes timeless elegance and charm, showcasing classic Georgian architecture with modern amenities to create a comfortable and luxurious living experience.

As you enter the property, you are greeted by the grandeur of its facade, featuring stunning symmetrical windows and an impressive entrance. As you step inside, you'll find yourself immersed in the spaciousness and warmth of the interior, which has been lovingly maintained and tastefully updated over the years. Spread across three floors, Pennis House offers ample space for both family living and entertaining.

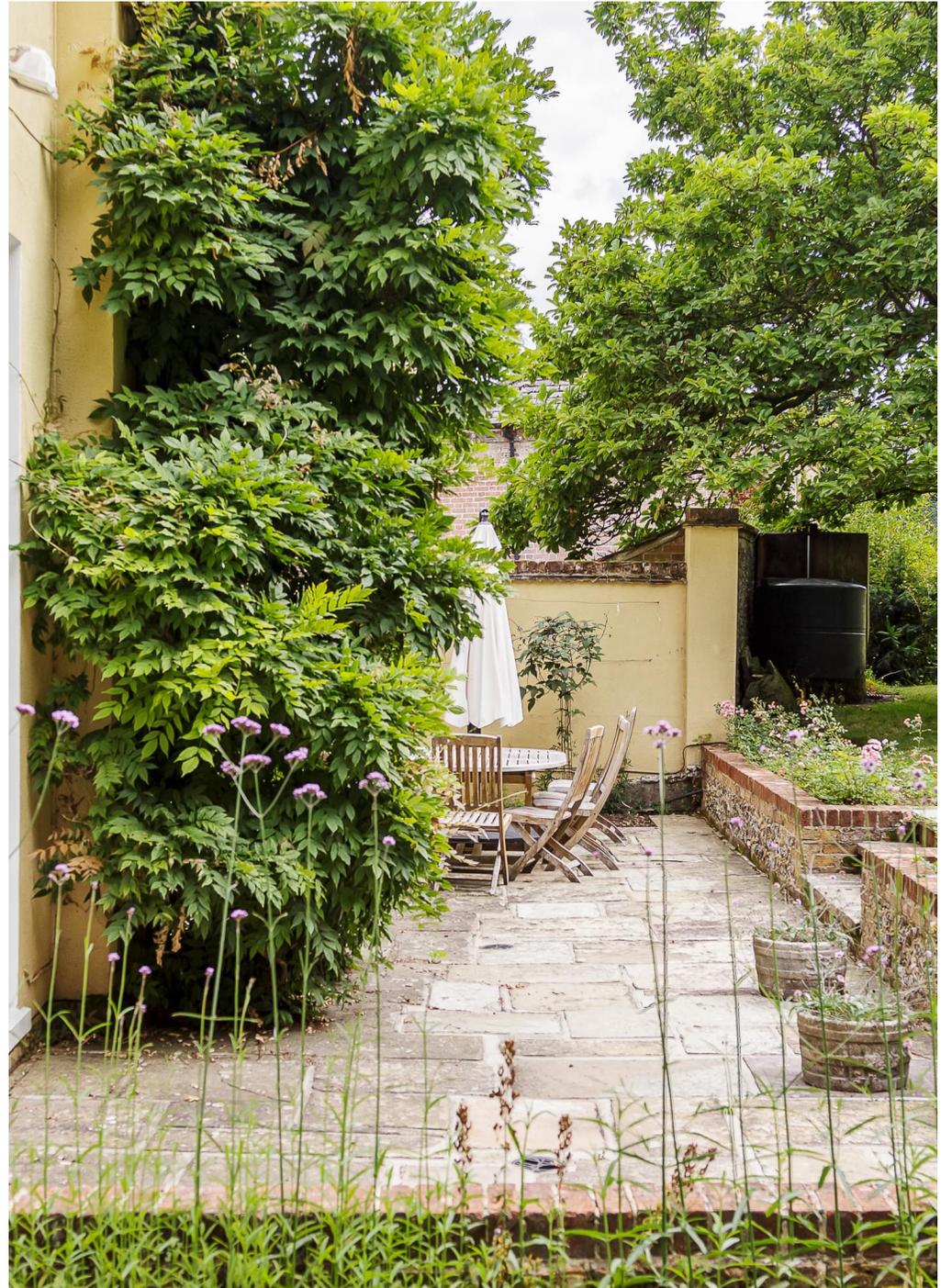
The ground floor boasts five impressive reception rooms, from the elegant drawing room, dining room and family living room, each space offers unique character including high ceilings, natural light and open fireplaces. There is also a further breakfast room and orangery/conservatory at the rear of the kitchen. The heart of the home is the well-appointed kitchen, fitted with modern fixtures and appliances, including an Aga which harmoniously blends with the classic charm of the house, making it a delightful space for relaxing and entertaining. One of the hidden gems, lies below ground - a spacious cellar with the potential for various uses. It benefits from a laundry room, wine room and a beautiful library/study.

Upstairs, comprises of four generously sized double bedrooms. The principal bedroom offers a tranquil retreat overlooking the gardens and benefits from a recently refurbished ensuite bathroom and walk in wardrobe. Two further bedrooms boast spacious accommodation that share a family bathroom. Up another flight of stairs is a fourth bedroom with an en suite bathroom and fitted wardrobes.

Adjacent to the main house, you will find delightful ancillary accommodation comprising two reception rooms, a modern, fully fitted kitchen, two double bedrooms, one with an en suite bathroom, a family bathroom, a single garage and a courtyard garden. The current vendors have rented this space out which has provided a great source of income.









Outside

The delights of the house extend beyond its walls, stretching to 3.5 acres of well-manicured gardens, flower beds and woodland, the estate is surrounded by greenery.

Nestled within the extensive grounds, you will also discover a recently refurbished tennis court and a swimming pool.

There are also a number of outbuildings, including a workshop, wood store, a barn, which is currently being used as a games room, and multiple garages.





Location

Fawkham is a rural village set in a quiet location bordering the village of Longfield offering superb primary school, village church, Rising Sun public house and Brands Hatch International motor racing circuit.

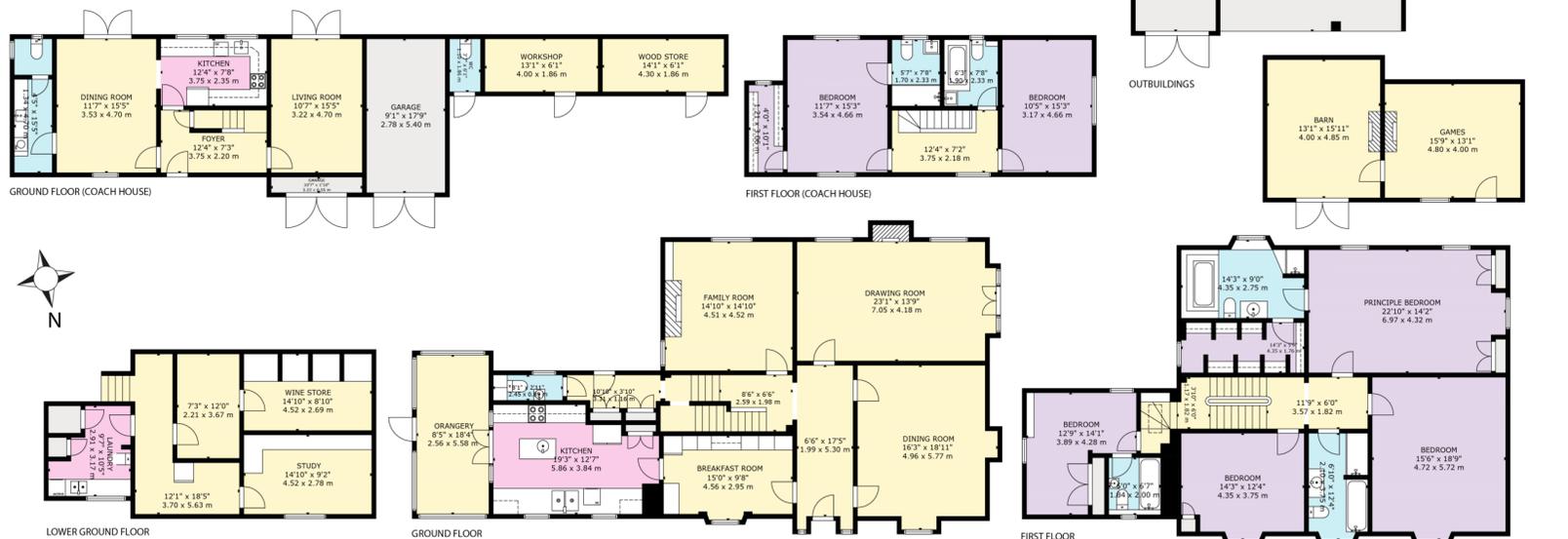
Longfield is a short drive away which provides excellent shopping facilities and main line railway station with services to London Victoria and the A2 and M25 motorways providing links to both Gatwick and Heathrow airports, London, Bluewater and Ebbsfleet International railway station providing a twenty-minute link to London St Pancras.

For equestrian enthusiasts there is access to good local hacking and Speedgate Equine Centre with cross country course.





Approximate Internal Floor Area Main House: 353 sq m/ 3799 sq ft
Coach House: 130 sq m/ 1090 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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EXCLUDED AREAS: GARAGE: 47 m²/506 sq ft
 CART LODGE: 34 m²/365 sq ft, OUTBUILDINGS: 39 m²/422 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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