



## KEEPERS

Penshurst, Kent





# A BEAUTIFUL FIVE BEDROOM FAMILY HOME

With separate cottage and studio nestled in the desirable Kent village of Penshurst.

## Summary of accommodation

**Keepers:** Hallway | Playroom | Utility room | Dining room | Kitchen/breakfast/family room | Sitting room  
Library with mezzanine | WC | Principal bedroom with en suite bathroom and walk in wardrobe  
Family bathroom | Bedroom with en suite bathroom | Three further bedrooms

**Cottage:** Kitchen | Living room | Shower room | Three bedrooms

**Outbuildings:** Garaging | Three carports | Workshop  
Studio with open plan living room, kitchen and shower room

**In all about 23.40 acres**

Local Authority: Sevenoaks District Council  
Council Tax band: Keepers – H, Keepers Cottage – E  
Tenure: Freehold  
EPC Ratings: Keepers – D, Keepers Cottage – F





## KEEPERS

The property is approached by a long driveway and is entirely surrounded by its 23.4 acres of land. As well as herbaceous beds and a small orchard and vegetable garden it has over 20 acres of fields currently managed by a local farmer and some 250ft frontage to the River Eden where wild swimming, picnics, canoeing and fishing are all possible.

The main house offers elegant living spaces, including the light and bright entrance hall, which leads straight through to the kitchen and breakfast room, designed by Chamber Furniture. The formal reception room and library, to the left of the kitchen, sit in the oldest part of the house which dates back to 18th century and offer lovely entertaining spaces for hosting friends and family. A bespoke mezzanine, accessed via a spiral staircase, has also been added to the library to provide a fantastic office space.





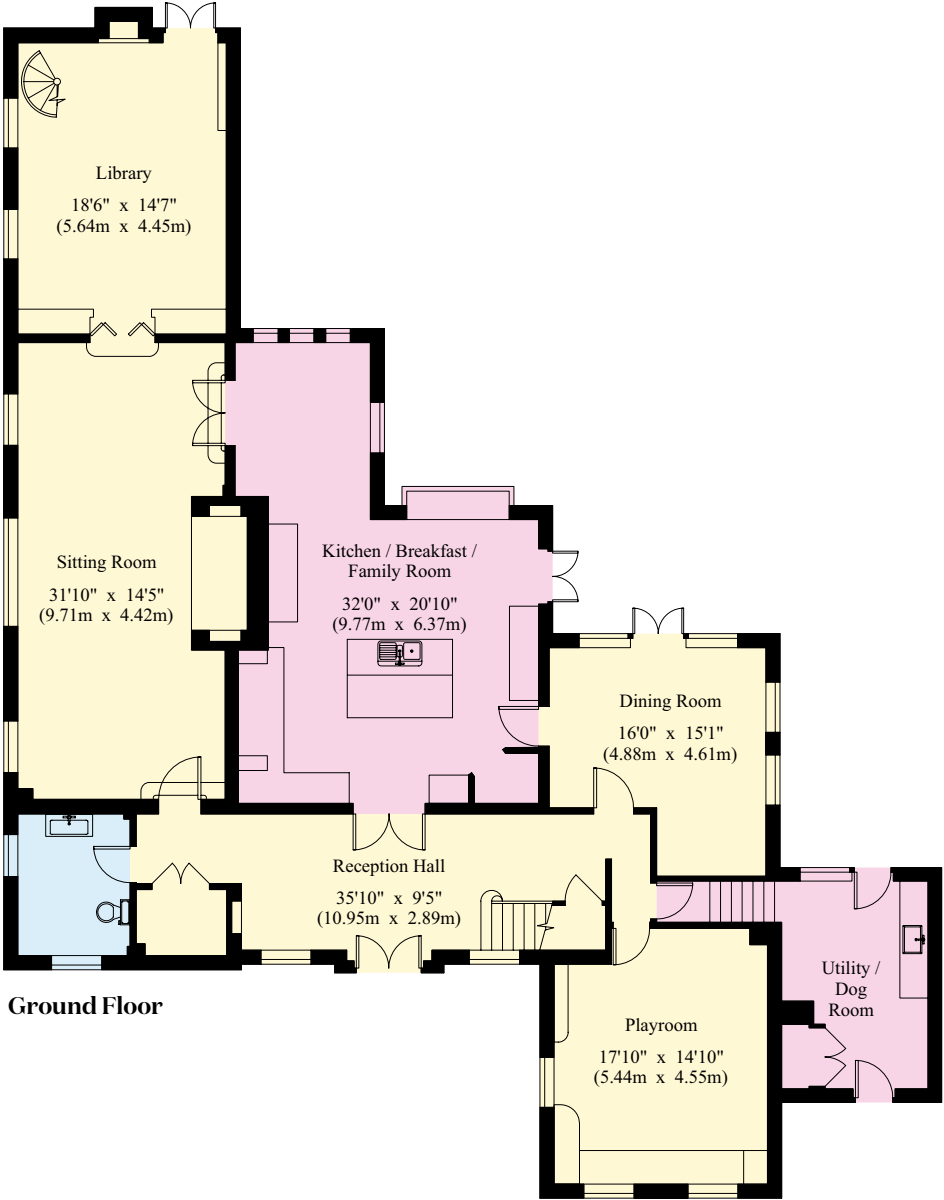


Adjoining the kitchen to the right, the dining room offers another versatile space for entertaining. French doors lead out to a raised terrace and seating area providing beautiful views over the gardens and fields beyond. Additionally, off the hallway, there is a games/home cinema room, stairs leading down the utility/boot room, storage and a downstairs cloakroom.





Ascending upstairs, the property boasts five double bedrooms. The principal suite offers fantastic accommodation with a walk-in wardrobe, large bathroom and south-facing views. The guest suite, situated in the original part of the house, comprises of fitted wardrobes, an en suite bathroom which has been finished to a high standard. Three further double bedrooms shared a well-appointed family bathroom.



Approximate Gross Internal Area  
House: 393.7 sq.m (4,237 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

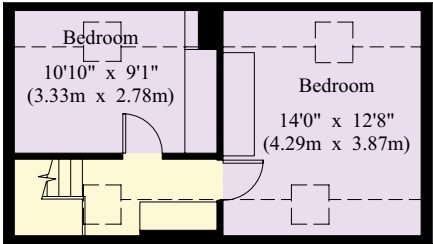




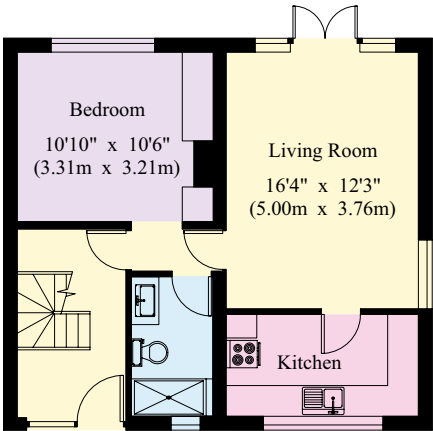
# THE COTTAGE & OUTBUILDINGS

The separate cottage requires some refurbishing but presents excellent potential for guest accommodation for family and friends. It currently benefits from granted planning permission for the erection of a single storey rear extension, two storey side extension and a detached outbuilding.

The estate also benefits from a separate studio, serving as an open plan living space, ideal for guests, a home office, or as an Airbnb rental. Originally the stables, it has been redeveloped to also include a large garage, workshop and three carports. The Cottage and Studio also have their own council tax bands.



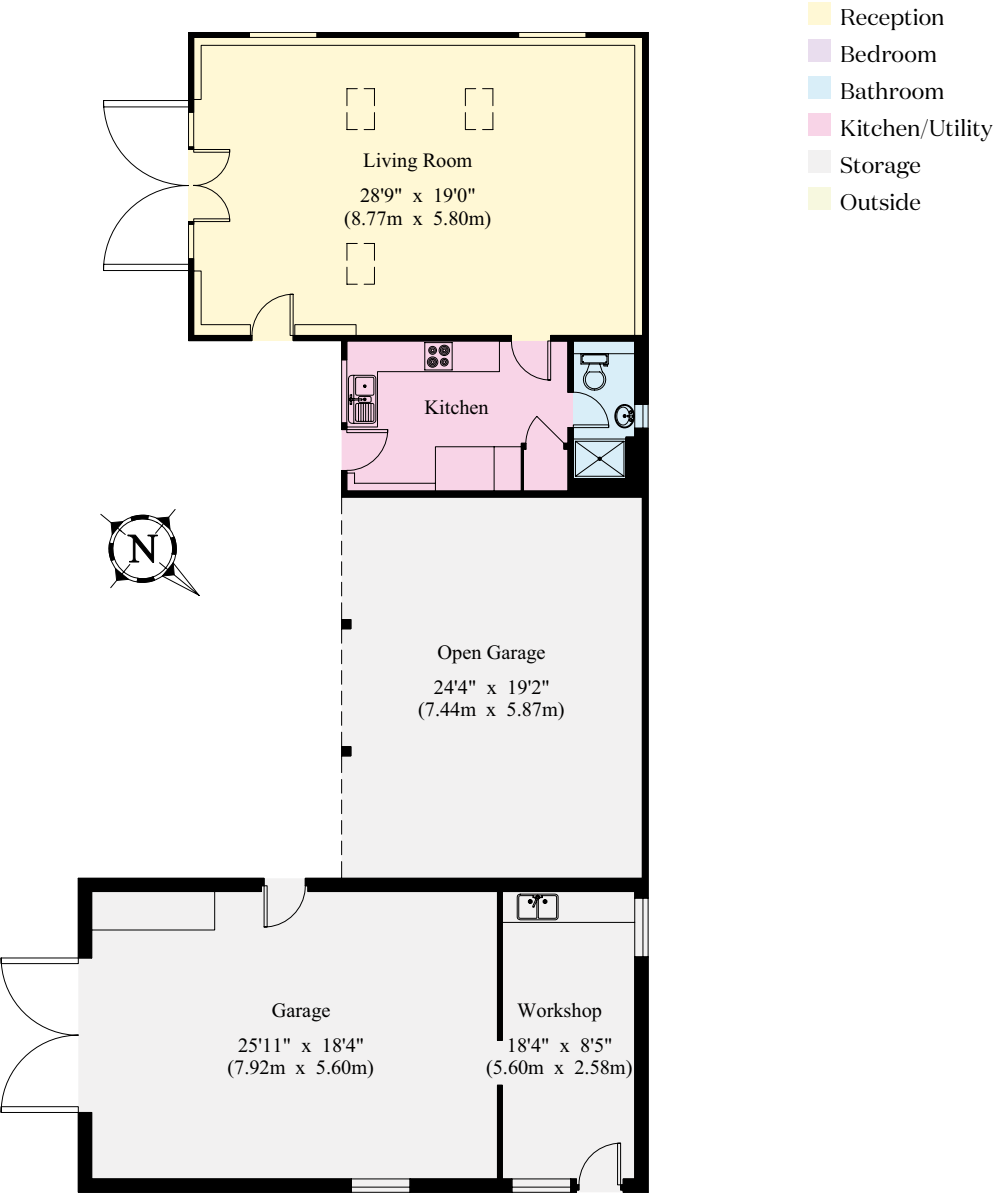
First Floor



Ground Floor



Approximate Gross Internal Area  
Keepers Cottage: 90.8 sq.m (977 sq.ft.)  
The Annexe at Keepers: 67.9 sq.m (730 sq.ft.)  
Garages / Workshops: 105.2 sq.m (1,132 sq.ft.)



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## GARDENS & GROUNDS

The estate's 23.4 acres features open fields, woodland, mature and well-manicured gardens, herbaceous beds, a small orchard and vegetable patch. The private river frontage on the River Eden offers endless activities including kayaking, canoeing, swimming and a lovely space to entertain friends and family. There is also a WWII pillbox by the river which adds to its charm. The property also benefits from its own tennis court.





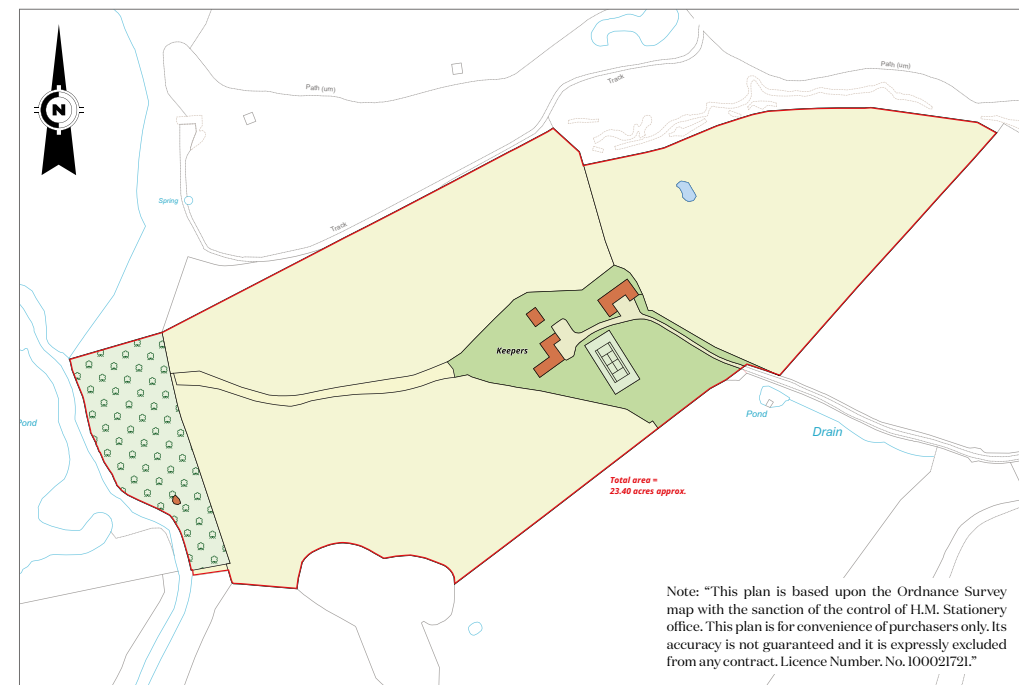


## HISTORY

Keepers was originally part of the Redleaf Estate which was separated from Penshurst Place at the end of the 17th century. The Estate's garden and woodlands were laid out in the 1820s and 30s by William Wells, a wealthy shipbuilder from Deptford. An 1839 Gardner's Magazine article on Redleaf said "... a stranger, when he arrives at the house ... is so struck with the beauty and natural appearance of the scenery, that he cannot conceive that anything more is wanting to render the place perfect of its kind". Keepers was separated from the rest of the Redleaf Estate in the 1950s and extended significantly. It was extensively rebuilt by the present owners in 2000/01 and a separate building housing a workshop, studio and parking bays was added in 2007/8.

## LOCATION

Penshurst is a delightful village within the High Weald Area of Outstanding Natural Beauty. Penshurst is widely known for its medieval history connected to Penshurst Place, and has a village shop, pub, tearoom, doctors' surgery and monthly Farmers market. The village is also home to one of England's oldest cricket pitches and an excellent nursery and primary school. More extensive shopping facilities and amenities can be found in the nearby towns of Tunbridge Wells, Tonbridge and Sevenoaks. The area has excellent road and rail links from M25, A21 and A26 which provide easy access to London, the south coast and Heathrow and Gatwick international airports. Nearby Hildenborough Station (3.5 miles) provides main line service with regular trains to London Charing Cross and Cannon Street. Penshurst - 1.3 mile, Tunbridge Wells 8 - miles, Hildenborough - 3.5 miles (London Cannon Street 35 minutes) Central London - 39 miles (All distances and times are approximate).





We would be delighted  
to tell you more.

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