

Pippins, Coldharbour Road, Penhurst, Kent TN11 8EX
Guide Price: £1,000,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS





*Highly Individual Detached Bungalow
*Situated on the Outskirts of Penshurst *Four Bedrooms
*Superb Landscaped Gardens Extending to 0.9 Acres
*Rural Outlook Adjoining Fields *Open Plan Sitting/Dining Room
*Harvey Jones Country Kitchen with AGA ,Utility & Boot Room
*Ground Floor Study/Bedroom Four & Cloakroom
*Main Bedroom Suite & Family Bathroom *Annexe Potential
*Delightful Landscaped Front Garden & Gravel Driveway
*Single Garage, Workshop, Garden Store & Summerhouse

Description
A rare opportunity to acquire this highly individual detached four bedroom bungalow, situated in an enviable private position, with beautifully tended gardens extending to 0.9 acre adjoining countryside on the outskirts of the sought after village of Penshurst. Boasting over 2,000sq. ft of versatile accommodation this delightful prospect is presented in lovely order throughout, coming to the market for the first time in over sixty years.

Accommodation

- The property is approached over a privately owned shared driveway, leading through five bar gates to a gravel driveway with pathway running through attractive landscaping with fountain leading to the front door.
- You enter this delightful home through an enclosed entrance porch leading to the welcoming entrance hallway with fitted cloaks cupboard and doors to all the principal rooms with further door to the ground floor cloakroom.
- Bright dual aspect sitting room with lovely outlook over the gardens and focal brick fireplace, fitted with a woodburning stove. An open square archway leads through to the dining room enjoying full height windows and French doors opening out onto the rear terrace, ideal for summer entertaining.
- Delightful country style kitchen by Harvey Jones with classic twin hotplate electric AGA, comprising a comprehensive range of wooden wall mounted cabinets and base units of cupboards and drawers, including dresser unit with granite and maple edged worktops. Vaulted ceiling with exposed beams, flooded with natural light from a Velux window and picture windows perfectly framing views over the gardens. Double doors lead to the utility room with space for fridge/freezer and washing machine and original timber door leading to a useful glazed boot room, providing access to the garden.
- Spacious main bedroom suite with fully fitted dressing room, smart bamboo flooring throughout and spacious en-suite bathroom comprising panelled bath, vanity unit incorporating a basin and concealed cistern toilet with separate walk-in shower enclosure, attractive wall tiling and ceramic tied flooring. Agents note: A door from the bathroom provides access to the rear garden, once utilised for an annexe.
- Further guest bedroom enjoying handmade wall to wall fitted wardrobes and twin room with fitted wardrobe and access to loft space via hatch with drop down ladder and light and a generous study or fourth bedroom with fitted bookshelves. These bedrooms are serviced by a large family bathroom fitted with a white suite comprising panelled shower end bath, concealed cistern toilet, bidet and vanity sink unit with granite countertop, finished with painted panelled walls and ceramic wall tiling.

- The delightful, landscaped gardens are predominantly laid to lawn with stone terrace ideal for alfresco dining, established herbaceous shaped borders enclosed with mature tree and hedged boundaries including beech and yew. A pergola takes you through to the far rear with fruit cages and timber summerhouse providing a glorious outlook with the boundary running alongside a sixty-acre field.
- Single garage with electric roller door to front, power and light with workshop to rear with power and garden/mower shed, car port, log store, garden shed, greenhouse and screened oil tank.
- Services & Points of Note: Mains electricity and water. Oil central heating, Boulter Camray 5 boiler. Septic tank drainage. Privately owned solar panels. Partial electrical rewire in 2022. Privately owned driveway with right of access 'over and along' for neighbouring properties.
- Council Tax Band: F – Sevenoaks District Council
- EPC: C

Situation

Pippins is situated on the outskirts of the historic and 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, 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 and The Spotted Dog public house. 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.

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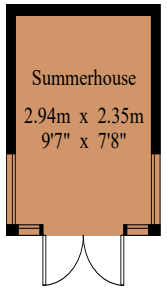




Pippins

Bungalow - Gross Internal Area : 200.9 sq.m (2162 sq.ft.)
(Including Garage, Workshop & Store)
Summerhouse - Gross Internal Area : 6.9 sq.m (74 sq.ft.)





Ground Floor

2 4 6 8 10 Feet
1 2 3 Metres

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