



Alexandre Boyes

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Woodgates, Walters Green Road, Penshurst, TN11 8HF



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Montpelier Lodge, 48 Mount Ephraim, Tunbridge Wells, Kent TN4 8AU

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Penshurst, TN11 8HF

- Front and Rear Entrance Halls
- Cloakroom
- Sitting Room
- Dining Room
- Study
- Kitchen
- Utility Room
- Five Bedrooms
- Ensuite Bathroom
- Family Bathroom
- Garage
- Parking
- Outbuilding
- Garden with far reaching views
- Benefitting from listed building consent for replacement garage and extension with additional reception room with landscaping.



A beautifully presented Grade II listed period family house dating from Tudor times with later additions, located in this idyllic country lane between the villages of Fordcombe and Penshurst. The property benefits from all the period features one would hope to find in such a property, such as inglenook fireplaces, as well as a good sized garden with far reaching views. This charming home offers a rare opportunity to acquire a piece of local heritage in an Area of Outstanding Natural Beauty, and a viewing is highly recommended.

Both villages still retain highly regarded primary schools, public houses and cricket pitches, whilst being located in an area of Outstanding Natural Beauty with many walks across the countryside and along the river Medway. For the London commuter Tunbridge Wells, Hildenborough and Sevenoaks stations all have regular services to the City and West End in under an hour by fast train.

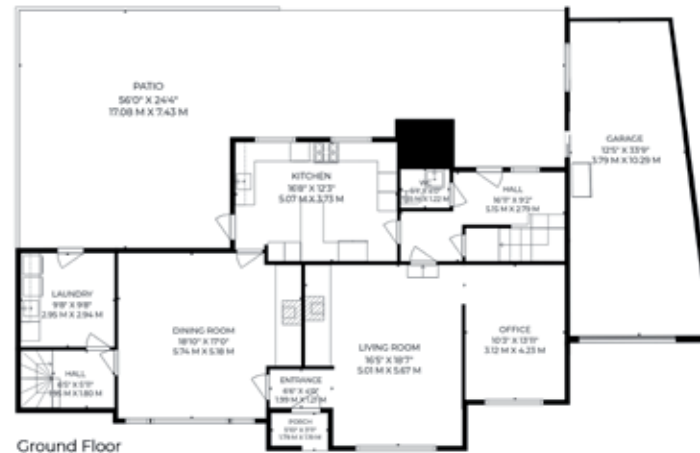




First Floor



Second Floor



Ground Floor

Woodgates, TN11
5 bedroom detached house



IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

Approx. Internal Area
3084 Sqft / 286 Sqm

Illustration for identification purposes only.
Measurements are approximate. Not to scale.
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