



The Old Rectory, Penshurst, Kent

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# A beautiful Grade II listed **Queen Anne Rectory**, in the charming historic village of Penshurst.

## The Old Rectory

Entrance hall | Drawing room | Dining room | Study  
Kitchen/breakfast and living room | Utility room | Boot room  
WC and shower room | Gym | Store rooms | Guest WC

Principal bedroom suite with en suite bathroom and dressing room  
Three further well-appointed bedrooms with wash basins  
Family bathroom | Guest floor with four further bedrooms  
Kitchen and family bathroom

Approximately 5,945 sq ft

Beautiful landscaped gardens with a walled garden  
and ornamental pond

In all about 1.48 acres

## Distances

Situated in Penshurst village, Tunbridge Wells 5.9 miles,  
Hildenborough 4.3 miles (London Bridge Station from  
36 minutes and London Cannon Street from 39 minutes)  
Central London 40 miles  
(All distances and times are approximate)



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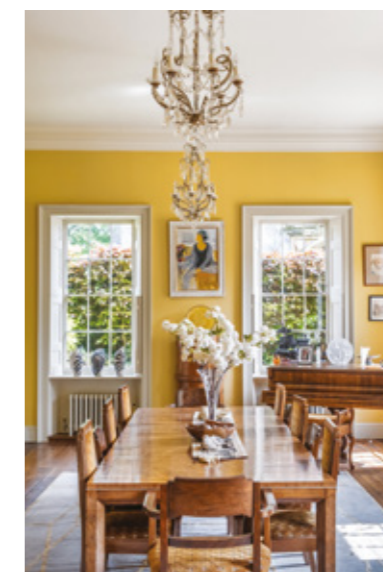
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## The Old Rectory

The Old Rectory is a fine and extremely attractive example of a Queen Anne architecture with red brick elevations with blue headers under a hip tiled roof with projecting moulded eaves and cornice. The principal elevation is symmetrical with centre panelled door with square light above and pilasters either side. The current owners, who over the years have gradually enhanced and refurbished extensively. All of the works have been carried out to a high standard and very sympathetically to preserve the history and architectural style of the house. The Old Rectory is a superb family home that enjoys the character of a historic property, combined with the modern amenities required for family living. The accommodation is well-presented and extends to over 5,950 sqft, arranged over four floors, offering a great balance between formal and informal living.

The main reception rooms are accessed off the impressive entrance hall and comprise a stunning dual aspect drawing room, and dining room. There is also a delightful study/sitting room. All of the rooms benefit from grand proportions and are filled with light from the large sash windows, and enjoy glorious views over the gardens and grounds. The Old Rectory is Grade II listed with many interesting period features throughout the property including wide wooden floorboards, wood panelling, multi-pane sash windows, window shutters, original fireplaces and intricate cornice detailing. The proportions allow for entertaining on a grand scale.

The large bespoke kitchen/breakfast and family room is well equipped with central work island, fitted appliances, a Heritage Range cooker, walk-in larder, and preparation area. The double aspect kitchen/breakfast and family room has impressive ceiling heights and is filled with light with large windows, a roof light with views of the Church, and doors leading out to the rear terrace. Also on the ground floor is the utility room, WC and shower room, and boot room. Stairs on the ground floor lead down to the lower ground floor where the gym, sauna, and store rooms.





The first floor has excellent bedroom accommodation comprising a generous principal bedroom suite with a dressing room and en suite bathroom. There are three further well-proportioned bedrooms, with wash basins and a family bathroom on the first floor.

On the second floor there are four further bedrooms, a kitchen and bathroom, which could serve as a staff or guest suite if required. All of the rooms benefit from period features and glorious views over the gardens.

## Gardens and grounds

The Old Rectory is approached via a gated entrance and gravel drive that leads to a large parking area at the front of the house.

Sitting within the High Weald Area of Outstanding Natural Beauty the gardens are an important feature of The Old Rectory, and form the most delightful and tranquil setting, complementing the house extremely well. The gardens encircle the house and privacy is provided by the 1.5 acres in which the property sits.

The Old Rectory enjoys a stunning well-maintained garden with views towards the church and adjoining Penshurst Place estate. The garden has many established specimen trees, shrub and flower beds, and magnificent topiary.

Within the gardens is a walled courtyard garden, avenue of pleached lime trees, an ornamental pond, established yew hedging and a south-west facing flag stone terrace, which provides a perfect setting for al fresco dining.

Penshurst Place parkland lies to the northeast with access via a private pedestrian gate. There is also a private gate to the church yard and Penshurst Place parkland.

An additional parcel of garden has recently been purchased which is available by separate negotiation.

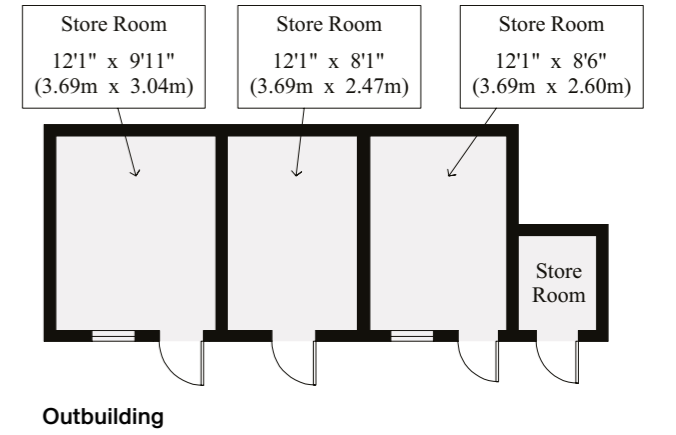
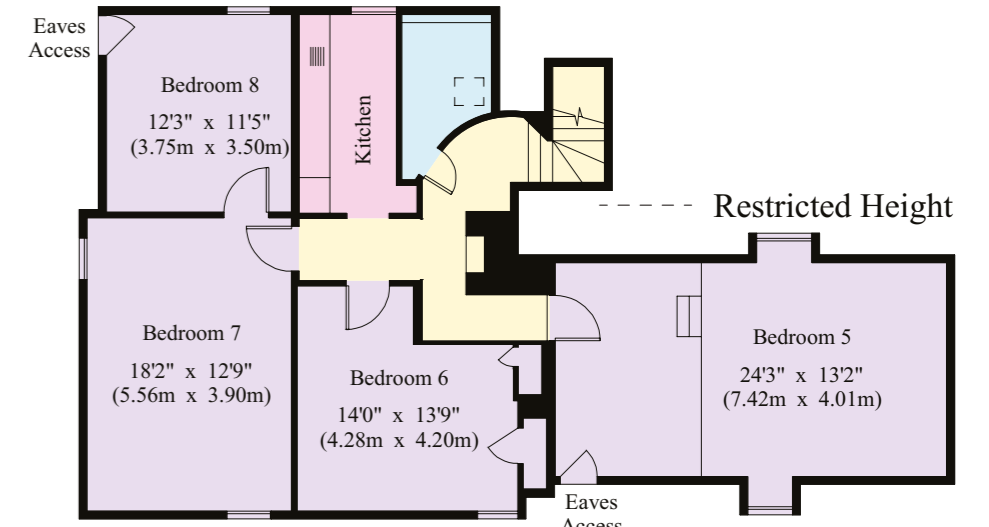
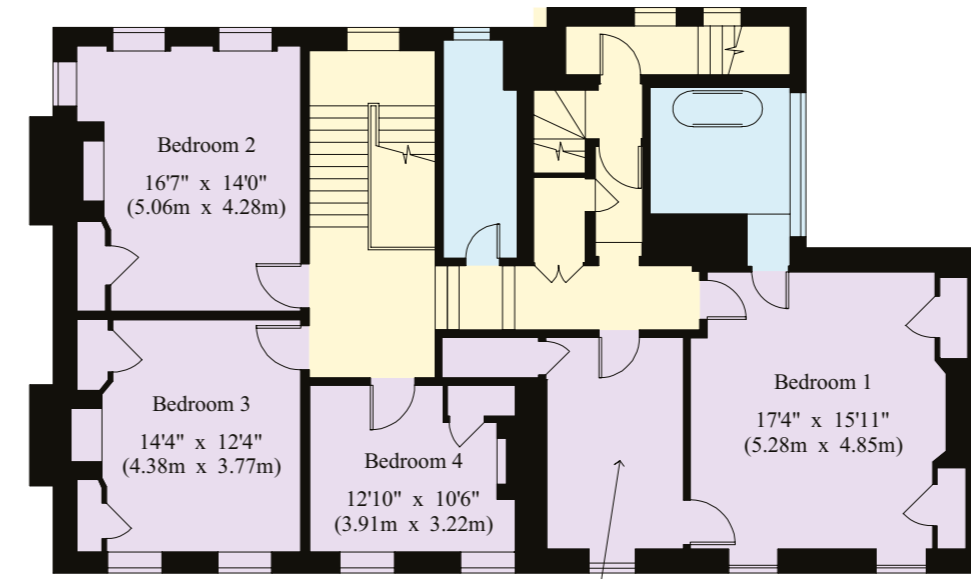
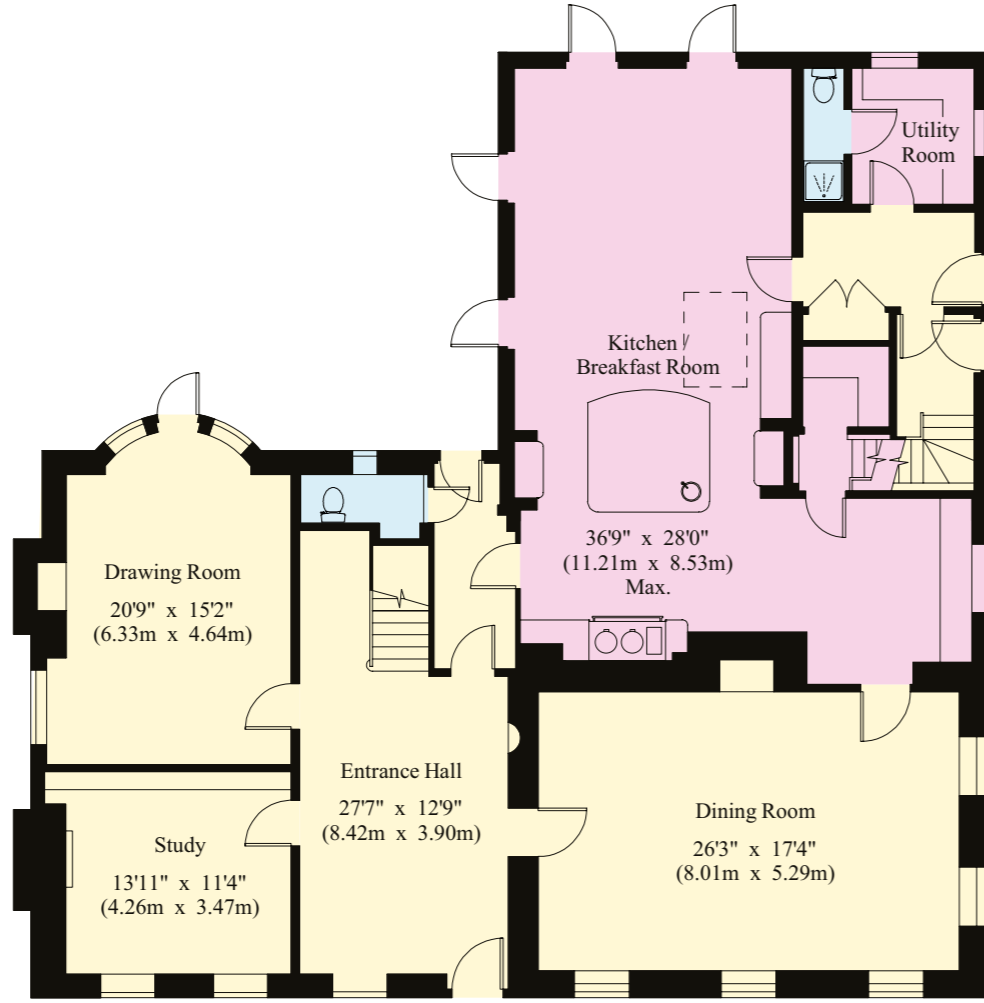
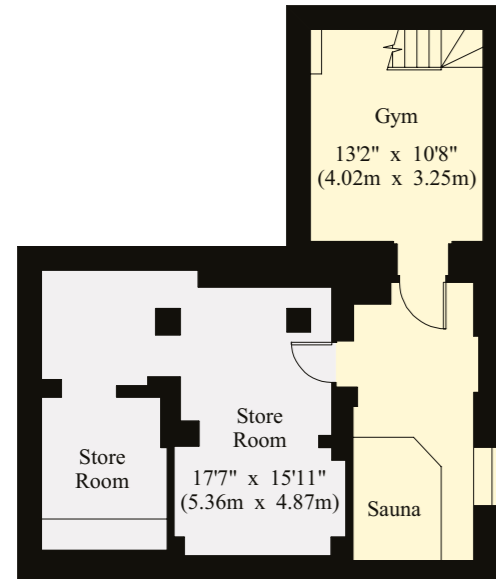
There are useful outbuildings within the grounds which are currently being used as art studios and storage. By separate negotiation, Stable Cottage and additional land are available to purchase.



**Approximate Gross Internal Floor Area**  
**The Old Rectory: 552.4 sq m (5,945 sq ft)**  
**Outbuilding: 34.7 sq m (373 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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





## Location

The Old Rectory is located in the centre of Penshurst. 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, tea room, Kingdom wellbeing centre with café and yoga/pilates studio, doctors' surgery and a monthly Farmers market. Further there are three well renowned pubs, The Leicester Arms Hotel, The Spotted Dog and The Bottle House that serve excellent food and are all within walking distance. The village is also home to one of England's oldest cricket pitches. 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 commuter train stations at Hildenborough Station (5.6 miles), Tonbridge and Sevenoaks provide regular services to London Charing Cross and Cannon Street (from 31 minutes).



There are numerous good schools in the area including Penshurst, Fordcombe and Chiddingstone primary schools. Tonbridge and Tunbridge Wells grammar schools. Holmewood House in Langton Green. Tonbridge Boys School, Sevenoaks School, Somerhill Prep, Sevenoaks Prep and New Beacon Prep are also nearby in Sevenoaks.

Sporting and recreational interests in the area are well served with golf at Hever Castle and Nizels. Sailing and Fishing are also available nearby; sailing at Bough Beech Reservoir and fishing on the Penshurst Estate. There is an abundance of country walks, cycling and riding to be had in the surrounding area including within Penshurst Place, Hever Castle, Titsey Estate and Winston Churchill's home Chartwell, which are all a short drive away.

## Services

Mains electricity and water.

## Directions

Postcode: TN11 8BN

What3words: ///areas.parent.span

## Property information

Tenure: Freehold

Local Authority: Sevenoaks District Council

Council Tax: Band G

EPC Rating: TBC



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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Particulars dated May 2026. Photographs and videos dated May 2024.

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