



1 Stone Cottages, Poundsbridge Lane, Penshurst, Kent TN11 8AQ  
Guide Price: £675,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Delightful Semi-Detached Character Stone Cottage on Corner Plot
- \*Enviably Rural Location on the Outskirts of Penshurst
- \*Sitting/Dining Room with Wood Burning Stove
- \*Smart Modern Kitchen \*Conservatory/Entrance/Utility
- \*Two Double Bedrooms \*Striking First Floor Shower Room
- \*Stone Outbuilding & Log Store \*Timber Home Office
- \*Private Driveway \*Planning Permission for Extensions

#### Description

Situated in a rural position just outside the sought after village of Penshurst, this delightful semi-detached character stone cottage is situated off a private lane, with countryside walks accessible from the doorstep. This charming cottage is presented in lovely decorative order throughout and has the benefit of granted planning permission to further enhance if required.

#### Accommodation

- The property is approached via a wooden gate from the driveway with pathway leading to the conservatory entrance hallway, a practical space with ceramic tiled flooring, glazed on two sides with double doors and attractive exposed brickwork. Neptune wall unit housing washing machine and tumble dryer, attractive stone arched doorway opening to the:-
- Smart modern contemporary kitchen by Magnet, fitted with a range of wall mounted cabinets and base units of cupboards and drawers with contrasting Corian worktops, undermounted sink and draining grooves. Appliances including Neff eye level double oven, AEG microwave and AEG induction hob with glazed splashback. Integrated fridge freezer, Bosch dishwasher and Neff Washing machine. Attractive feature exposed stone wall and ceramic tiled flooring with underfloor heating. Wooden latch door to:-
- Bright open plan dual aspect sitting/dining room, finished with a light grey luxury vinyl flooring throughout and LED downlights. Fireplace with wood burning stove and hearth, feature exposed brick arched display alcove, stairs rising to the first floor with fitted cupboard and French doors opening to the terrace.
- First floor landing having latch doors leading to the two double bedrooms and contemporary shower room. Access hatch to attic storage space on stairs.
- Main bedroom fitted with a comprehensive range of fitted bedroom furniture, including wardrobes and chest of drawers with lighting and Amtico flooring. Second bedroom with lovely aspect and rural views, Amtico flooring and access to loft space via hatch.
- Striking contemporary shower room fitted with a white suite comprising close coupled toilet, vanity basin and walk in shower enclosure with glazed screen, finished with mosaic tiling and attractive contrasting ceramic tiled walls and flooring, LED downlights and extractor.
- Attractive secluded corner gardens having hedged and fenced boundaries, mainly laid to lawn with shrub/flower borders, stone pathways and terrace with rural outlook and gate to lane. Further garden to side with shared stone outbuilding and log store to side, areas of lawn with flower borders, fenced boundaries and gate to driveway offering parking for two vehicles. Timber home office having laminate flooring, power, light, and internet connection, ideal for a variety of uses.

- Services & Points of Note: Mains electricity and water. Oil central heating Grant Vortex Pro combination external oil boiler and screened oil tank. Private drainage, shared treatment plant with neighbouring properties, approx. \$100 p/a. Voluntary contribution towards the upkeep of the private lane.
- Planning: Ref: 23/01394/HOUSE – Proposed two storey extension, canopy, landscaping, alterations to fenestrations.
- Planning Ref: 21/04173/HOUSE – Removal of existing conservatory and replaced with a proposed extension to ground floor to form new entrance, cloakroom and utility, alterations to fenestrations.
- Council Tax: Band: E -Sevenoaks District Council.
- EPC: D

#### Penshurst

This delightful cottage occupies an enviable rural position on the outskirts of the historic and picturesque village of Penshurst, within 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 and an adventure playground. 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 store/post office with fuel pump, tea room and the popular Kingdom Café just outside the village. 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.

Viewing Strictly By Appointment

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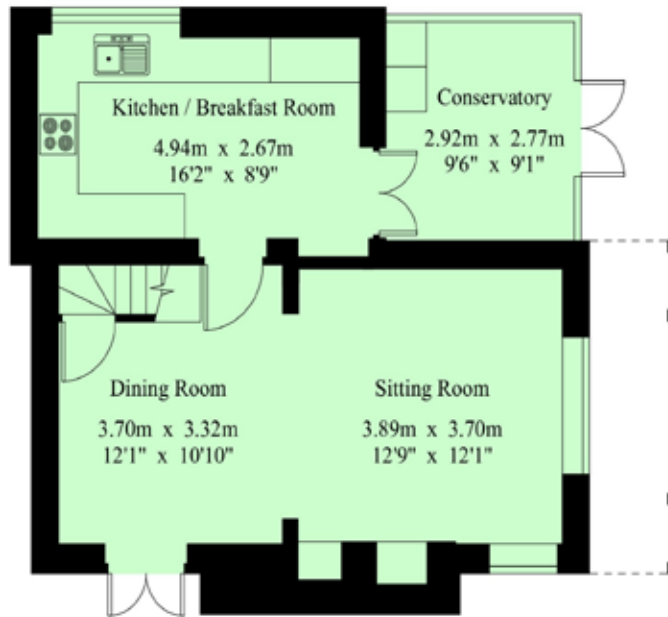
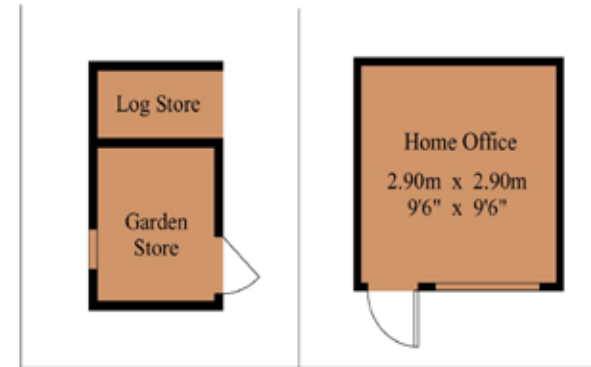
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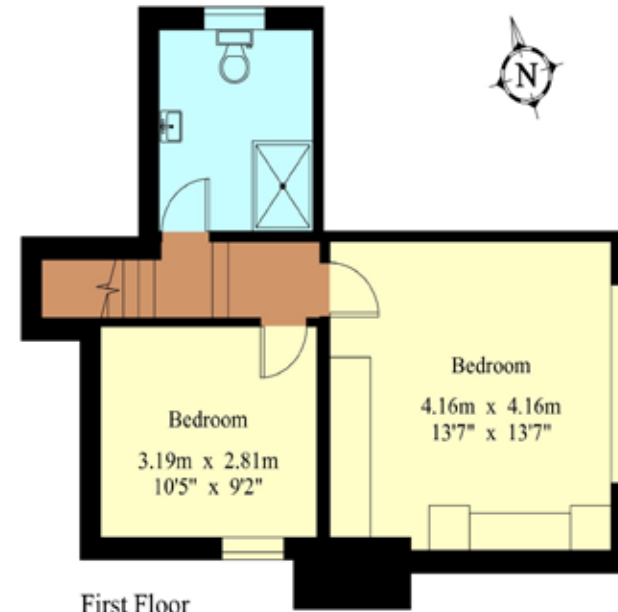
## 1 Stone Cottage

House - Gross Internal Area : 91.1 sq.m (980 sq.ft.)

Outbuildings - Gross Internal Area : 13.7 sq.m (147 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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