



Bottle House Cottages, Coldharbour Road, Penshurst, TN11

Guide Price £325,000 - £350,000

When experience counts...

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Offered for sale is this 18th Century attractive terraced cottage located in a quiet position in Penshurst. Close to the ever popular Bottle House Inn and within 12 minutes of Hildenborough mainline station. The property benefits from a wealth of character and period features throughout including exposed wooden beams and feature brick walls. Internally the property comprises to the ground floor a sitting room with log burning stove, dining room, family bathroom and a galley-style kitchen with a door leading out to the rear, which provides access to the allotments. To the first floor two bedrooms. The front bedroom offers far reaching views over neighbouring countryside and the back bedroom has an array of built in wardrobes. Externally the property consists of traditional white Kentish weatherboarding and the beautiful garden boasts a variety of mature plants, shrubs and well stocked borders. A door from the kitchen leads to a brick laid outside area with views over allotments (available to rent £13 per annum) There is also an en bloc garage. Offered with no onward chain. Viewing highly recommended.

Two Bedrooms

Weatherboard Character Cottage

Close to Bottle House Inn

Wealth Of Features - Exposed Beams

Log Burning Stove

Ground Floor Family Bathroom

Views Across Neighbouring
Countryside

En Bloc Garage

Allotments Available To Rent (£13pa)

Viewing Highly Recommended

NO ONWARD CHAIN





LOCATION: 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, doctors' surgery, boutique hotel The Leicester Arms, and a monthly Farmers Market. Further there are two well renowned pubs, The Spotted Dog and The Bottle House that serve excellent food and are within five minutes walking distance. The village is also home to one of England's oldest cricket pitches.

The nearby town of Tonbridge offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

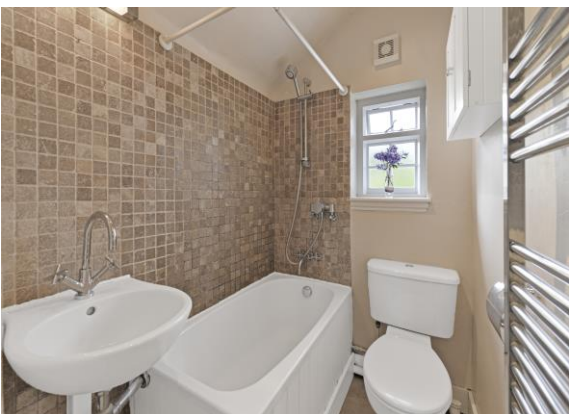
Mainline stations at Tonbridge & Hildenborough provide fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

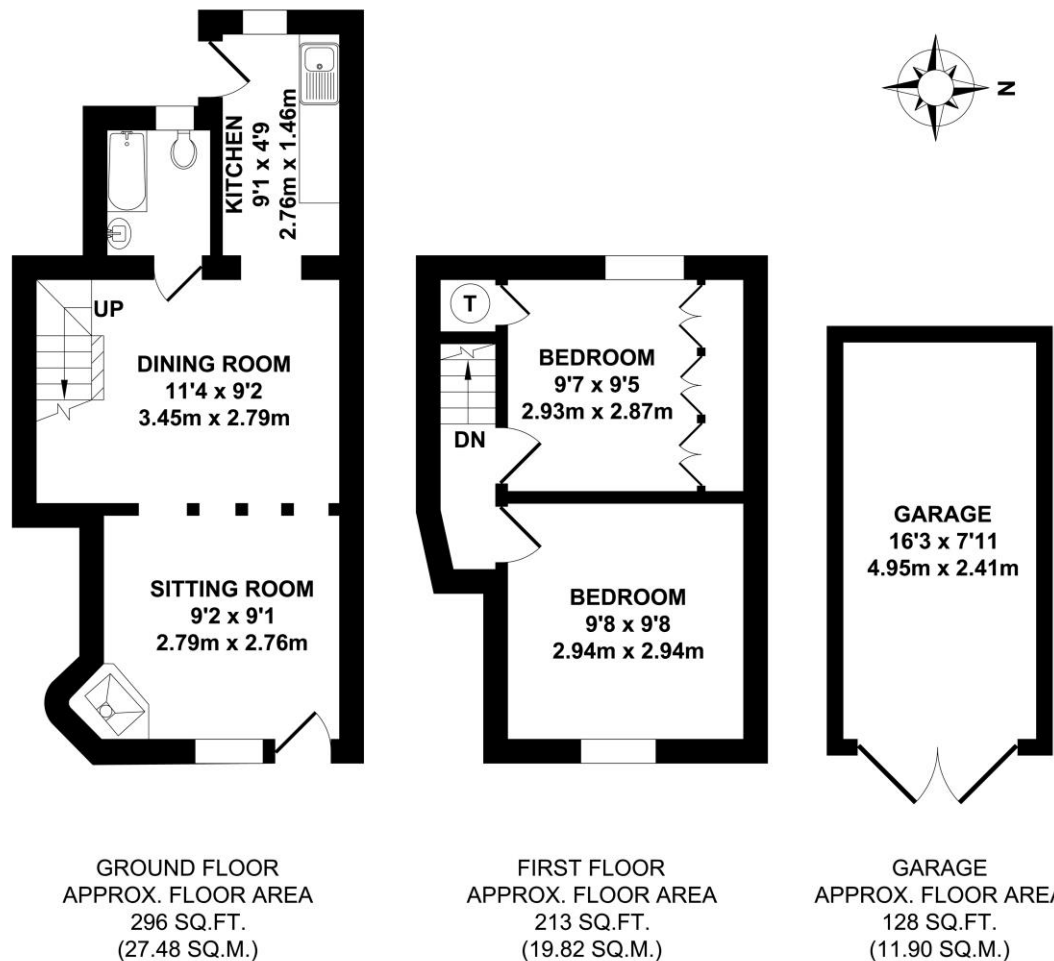
ADDITIONAL INFORMATION:

Council Tax Band C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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TOTAL APPROX. FLOOR AREA 59.20 SQ.FT. (637.00 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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