

Colnbrook Cottage, Coopers Lane, Penshurst





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Picture Perfect 3-Bedroom Cottage in Idyllic Countryside Setting

Accommodation Summary

- End of terrace cottage
- 3 bedrooms, 1 en-suite
 - Living/dining room
- Kitchen/breakfast room
 - Utility room
 - Bathroom
- Off road driveway
 - Gardens
- Countryside views
- Sought after location



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Colnbrook Cottage sits proudly in an idyllic rural position surrounded by rolling Kent countryside.

An exceptionally picturesque outlook gives unspoilt far reaching views of open countryside and farmland, as far as the eye can see.

An off road driveway with parking for up to three cars leads you through a cottage garden, with a winding pathway, flanked by pretty flower beds and lawn, taking you up to the house. There is a wooden shed for storage and a decked area for seating, to enjoy the country views.

You enter a porch, with storage for coats and shoes, to keep the house clutter free.

Stepping into the spacious living/dining room, you are immediately struck by the charm and history of the house as the large brick inglenook fireplace with fire basket and beam over frames the room.

Light floods in from the double aspect windows and French doors, that open onto a pretty lawned garden area with a paved terrace, perfect for your morning coffee. There is plenty of room for living, dining and entertaining.

Conveniently accessed from the dining area at the rear is the bright kitchen/breakfast room. Old meets new with a beautiful beamed ceiling and modern glossy cupboards, top and bottom. A wonderful gas aga provides constant warmth to the sun-drenched room with a space for a table and chairs in front of a wall of windows.

A separate utility room to the rear offers a practical electric oven and hob delivering extra

Climbing the stairs to the first floor you reach the landing and the bathroom with a shower cubicle.

There are three bedrooms with pretty windows offering country views, two of which are generous doubles, the larger of the two enjoying a dressing area and an en-suite bathroom.

Colnbrook Cottage is a quintessentially English home brimming with character and striking unspoilt country views. A must see!



Entrance door which opens into:

Porch with front aspect window, storage cupboard and door opening into:

Living/Dining Room: 22'5 x 17'3 front aspect windows with views of the front garden, side aspect window, side aspect French doors opening into the side garden, brick inglenook fireplace with inset fire basket, wooden flooring, radiators and door opening into:

Kitchen/Breakfast Room: 18'10 x 12'10 side aspect windows overlooking the gardens, part glazed side aspect door opening into the garden, oil filled Aga, integrated dishwasher, induction hob, sink with mixer tap, tiled splashback, tiled flooring, exposed ceiling beams and exposed brick wall. The kitchen has plenty of worktop space and a good selection of eye and base level units with space for a table and chairs and door opening into:

Utility Room: side aspect windows, space and plumbing for appliances, integrated oven with 4 ring hob, pull out extractor hood, exposed ceiling beams, a selection of eye and base level units, tiled splash back and wooden effect flooring.

Stairs up to first floor with doors opening into:

Bathroom: front aspect window, pedestal wash hand basin with mixer tap, low level WC, shower cubicle with wall mounted shower, heated towel rail, part tiled walls and tiled flooring.

Bedroom 1: 17'3 x 11'5 side aspect windows, exposed beams, fitted wardrobes and door opening into:

En-suite: side aspect window, panel enclosed bath with mixer tap, vanity unit with wash hand basin with mixer tap over and cupboard under, low level WC, inset wall shelving, tiled flooring with underfloor heating, heated towel rail and part tiled walls.

Bedroom 2: 11'3 x 11'3 front and side aspect windows and period fireplace.

Bedroom 3: 5'1 x 9'1 side aspect window.

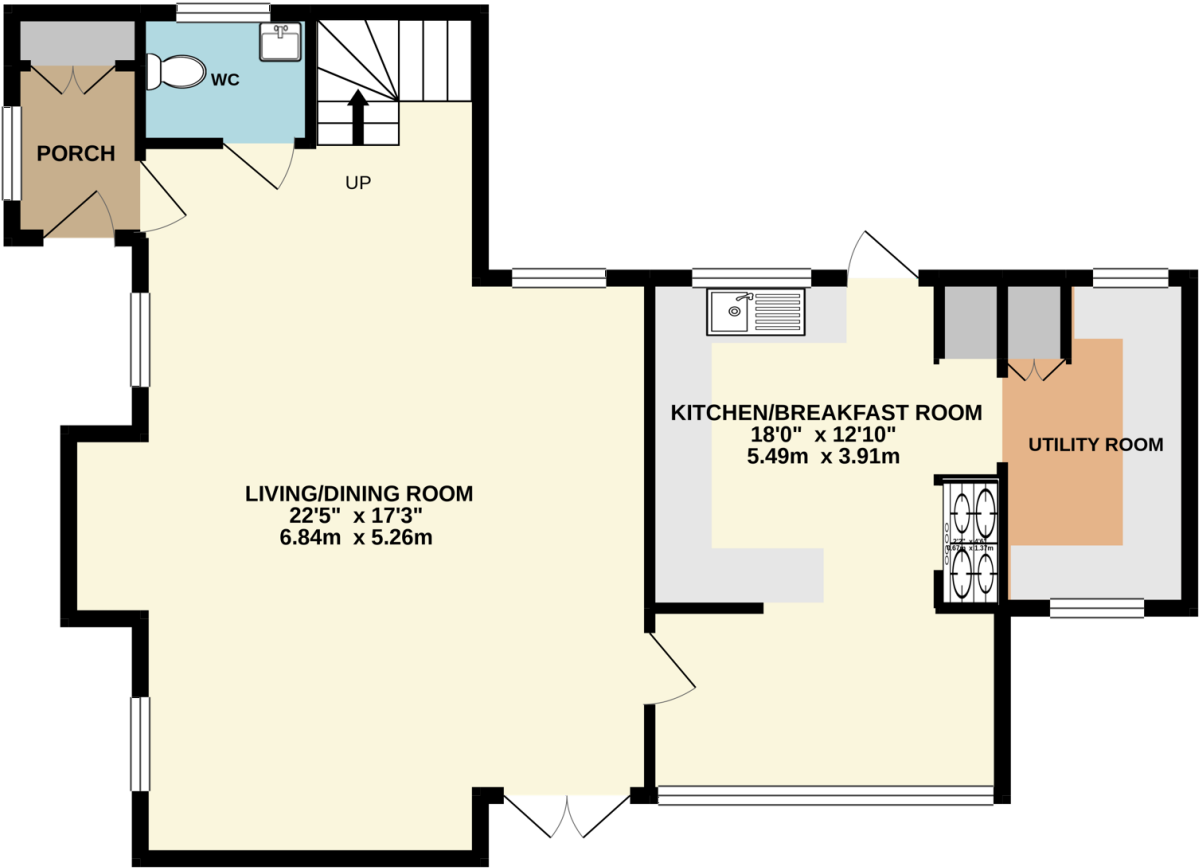
Outside: gardens, with unspoilt views of farmland and the countryside, to the front and side of the house laid partly to lawn with mature shrubs, trees, flower beds and borders, a decked terrace, a wooden shed, two paved terraces, one for seating and one with a greenhouse to the side of the kitchen. An off-road parking area provides parking for at least 3 cars.

General:

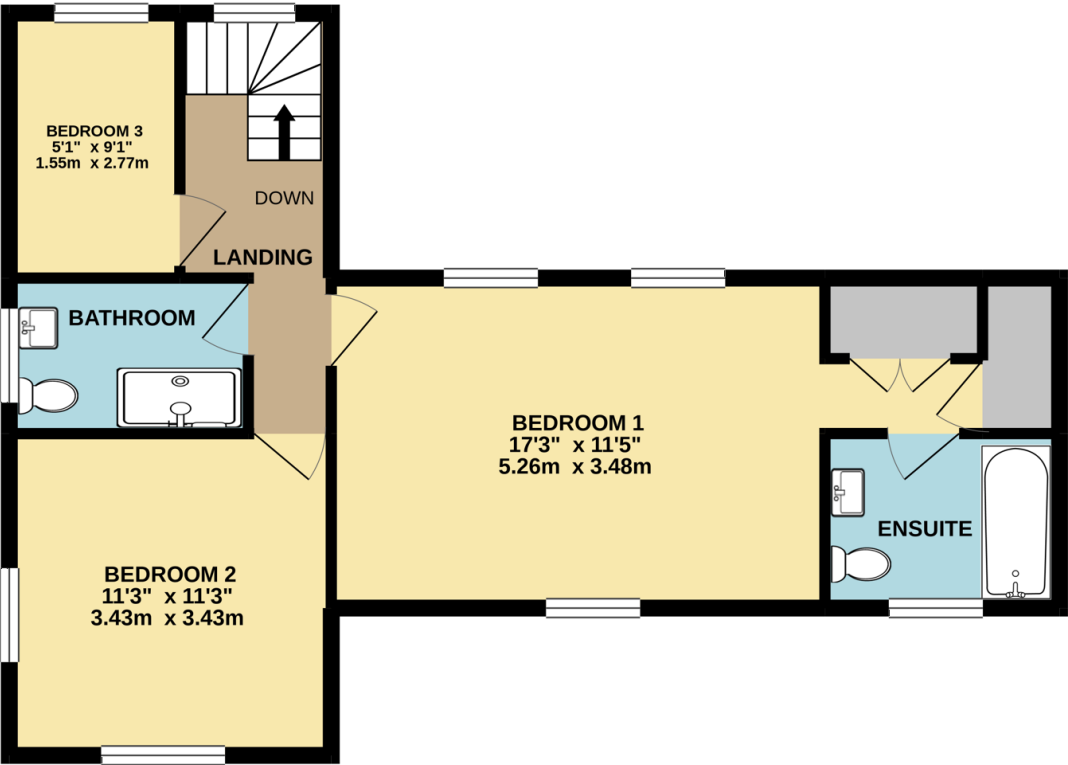
Tenure: Freehold
Local authority: Sevenoaks District Council
Council tax: Band D (£1,944.00)
EPC: E (49)
Underfloor heating to first floor



GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



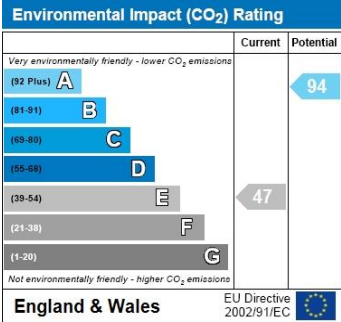
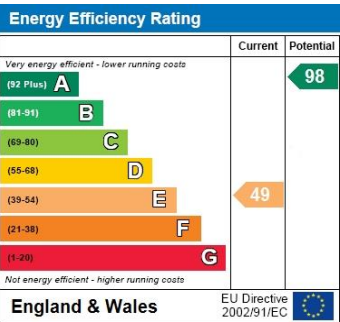
1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Area Information: Penshurst, Kent

Penshurst is a pretty rural village steeped in history on the slopes of the Kentish Weald within the Sevenoaks district of Kent, England.

The village is situated between Tonbridge and Tunbridge Wells and is 6 miles south of Sevenoaks.

It is within the High Weald Area of Outstanding National Beauty and the village is itself conservation zone, with controls on the landscape ensuring the protection of its woodland and fields.

The village is the home of two historic estates. Penshurst Place, formerly owned by King Henry VIII, sits at the centre of the village in the valley, while Swaylands is situated at the top of Rogues Hill on the outskirts of the village.

Penshurst has a popular village pub, a tea room, a good bus route and a mainline station.



