

Tyhurst, Poundsbridge Lane, Penshurst





Tyhurst, Poundsbridge Lane, Penshurst TN11 8AE

Peaceful 3-bedroom bungalow with driveway and garage in semi-rural setting

Accommodation Summary

- Detached bungalow
- 3 bedrooms, 1 en-suite
 - Living room
 - Dining room
 - Home office
- Kitchen with walk in larder
 - Separate utility room
- Bathroom and en-suite shower room
- Detached garage, driveway and garden
 - No onward chain



Tel: 01892 514 189

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This fantastic house is set back and screened from the road by trees, mature green foliage, and a driveway with parking for several cars that fronts a detached garage.

Beyond, the house is tucked discretely behind a lawned area with leafy trees and lush shrubbery.

You enter into a hallway which, given its size, is a versatile space and is currently set up as a home office.

First on your right is the wonderful open plan living/dining room, its double aspect windows and glazed sliding doors to the rear brightening the space and opening directly onto the pretty garden. It is a generous space with plenty of room to dine or relax in.

To the left is the bright kitchen with wooden effect cupboards, countertops, and space for appliances. The large window above the sink brings the outside in and there is a walk-in larder.

A separate utility room beyond with rear garden access has ample room and plumbing for additional appliances.

On the opposite side of the house at the front are two restful bedrooms, one a double, both with views of the front garden.

Behind is the bathroom with a side window bringing in lots of natural light.

Completing the house at the rear is the principal bedroom which is a sizeable double with views of the garden and a glazed door giving garden access. It has two fitted wardrobes and an en-suite shower room.

Outside at the rear, paved terracing, perfect for summer dining, sits at the back of the house and fronts a lawned area edged by mature hedging, plants and trees which afford extra privacy. There is a greenhouse, stocked flower beds and side street access.

This wonderful home set in its quiet location is brimming with character and opportunity and enjoys open countryside on its doorstep. It is also well placed for commuters with a number of train stations with excellent rail links to central London nearby. A must see!





Home Office: side aspect double glazed window, front aspect opaque window, open shelves, storage cupboard housing the fuse box, electric storage heater.

Living Room: front aspect double glazed window, wooden mantelpiece and marble surround and hearth, electric storage heater.

Dining Room: rear aspect sliding glazed doors, side aspect internal window, electric storage heater.

Kitchen: rear aspect double glazed window, tile effect flooring, stainless steel sink with drainer and mixer tap, tiled splashback, wooden effect (part glazed) eye and base level units, space for oven, space and plumbing for dishwasher, electric storage heater, walk in larder with side aspect window and tile effect flooring.

Utility Room: side aspect glazed door, rear aspect window, space and plumbing for appliances, countertop, tile effect flooring.

Bedroom 1: side aspect double glazed window, side aspect glazed door, fitted wardrobes with hanging rails and shelves, electric storage heater.

En-suite: side aspect opaque double glazed window, shower cubicle with wall mounted shower attachment, pedestal wash hand basin, low level WC, heated towel rail.



Bathroom: side aspect opaque double glazed window, panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin, low level WC, heated towel rail.

Bedroom 2: front aspect double glazed windows, electric heater.

Bedroom 3: front aspect double glazed windows, electric heater.

Garage: front aspect up and over door, rear aspect window, rear aspect part glazed pedestrian door.

General:

Tenure: Freehold

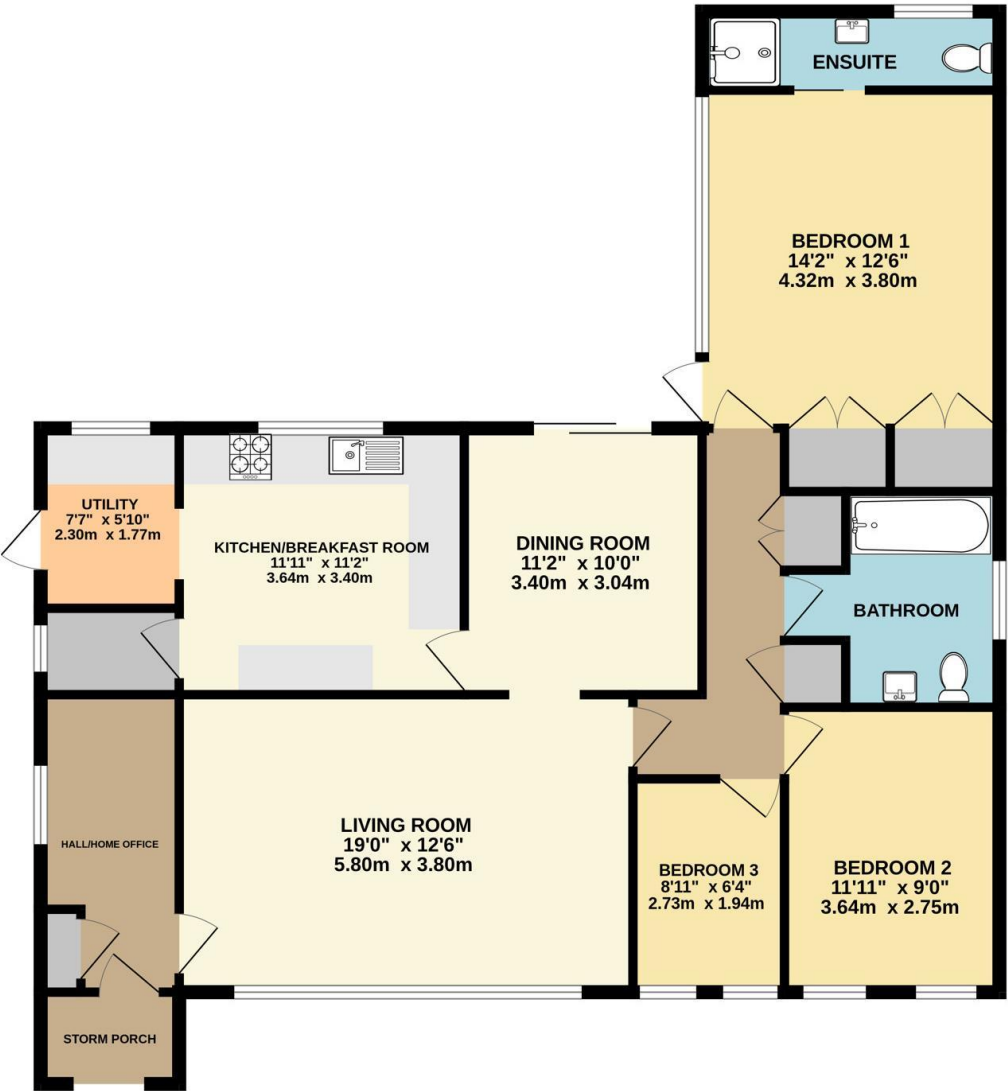
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,442.72)

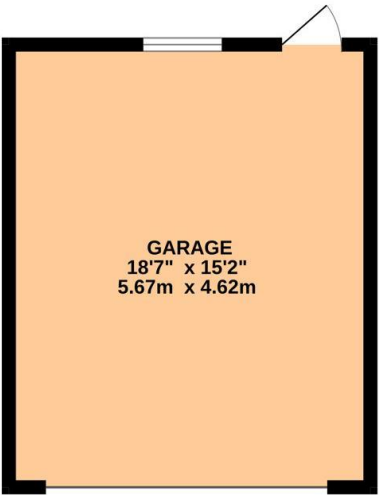
EPC: F (35)



GROUND FLOOR
1190 sq.ft. (110.5 sq.m.) approx.



ENTRANCE FLOOR
282 sq.ft. (26.2 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 84.3 SQ.M / 1,190 SQ.FT

TOTAL FLOOR AREA : 1472 sq.ft. (136.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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 primary school, a village pub (the Leicester Arms), a tea room, a petrol station with grocery shop, village hall and the well regarded Kingdom Café is nearby.

There is a good bus route, and the mainline stations nearby are at Leigh (2.3 miles), Tonbridge (3.9 miles) and Hildenborough (5 miles), which deliver fast and frequent services into Central London in under an hour.



