



Poundsbridge House, Penshurst, Tonbridge, Kent

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An exceptionally charming Grade II listed house **dating back to 1450** surrounded by beautiful gardens and grounds, totalling approximately 16 acres.

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### Summary of accommodation

Reception room | Living room | Drawing room | Dining room | Kitchen/breakfast room | Orangery | Utility/boot room | Downstairs WC | Cellar

Principal bedroom suite with two adjoining bathrooms | Two further bedrooms with en suite bathrooms | Three further bedrooms

Family bathroom | Laundry room | Study/dressing room

Well presented gardens and grounds with swimming pool, stabling, stores and paddocks

Outbuildings | Party barn

In all approximately 16.60 acres

### Distances

Penshurst 1.4 miles, Tunbridge Wells 5.8 miles, Hildenborough 5.6 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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## Situation

Poundsbridge House is located between the delightful villages of Penshurst and Speldhurst, sitting within the High Weald Area of Outstanding Natural Beauty. Speldhurst has a primary school, a church, a general store with post office, and pub. Penshurst is widely known for its medieval history connected to Penshurst Place, and has a village shop, tea room, Kingdom Café, 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 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 School, Benenden School, and Tunbridge Wells Grammar schools. Holmewood House in Langton Green. Sevenoaks Preparatory, Sevenoaks School and New Beacon Preparatory are also nearby in Sevenoaks.

Sporting and recreational interests in the area are well served with horse racing at Lingfield Park and golf at Hever Castle and Nizels. Sailing and Fishing are also available nearby; sailing at Bough Beech Reservoir and fishing at Chipstead Lakes. 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.

## Poundsbridge House

Poundsbridge House is an idyllic Grade II listed country house believed to date back to 1450 with later extensions, and the original use for the house is thought to have been the home of the Penshurst Place Estate Manager. Poundsbridge House is a very attractive property which the owners, who have lived here for over 30 years, have completely refurbished, and extended, adding notable amenities.

Poundsbridge House is a beautifully presented property. The accommodation extends to over 5,200 sq ft the space is well balanced between formal and informal living. The main reception rooms are accessed off the hall and comprise a double-aspect drawing room, dining room, and living room and reception room. Interesting period features can be found throughout the property, including exposed beams, leaded windows, original flooring and window shutters, impressive fireplaces, and good ceiling heights throughout. Poundsbridge House is a superb family home that enjoys the character of a historic property combined with the modern amenities required for family living in the country.

The bespoke kitchen/breakfast room is well-equipped with a central work island, pantry, fitted appliances, and new electric AGA. The addition of the orangery fills the kitchen/breakfast room with light and provides an impressive central core to the house, being triple aspect providing glorious views. With access to the outside, the orangery connects the house to the garden and grounds.

Also on the ground floor is the boot room, and downstairs WC. Stairs on the ground floor lead down to the vast cellar, that provides extremely versatile space and storage.





## Poundsbridge House

Approximate Gross Internal Floor Area

483.3 sq m / 5202 sq ft

Cellar = 32.8 sq m / 353 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





The first and second floors are well served with excellent bedroom accommodation comprising a generous principal bedroom suite with two en suite bathrooms, dressing room and excellent south westerly views over the gardens.

There are two further bedroom suites with en suite bathrooms, three further bedrooms one with a mezzanine level ideal for a study area, and a family bathroom.





## Gardens and grounds

The gardens and grounds are an important feature of Poundsbridge House, complementing the house extremely well. The property enjoys well-maintained south-west facing gardens and grounds with many mature specimen trees, shrubs and flower beds.

The gardens and grounds encircle the property and include a swimming pool, pool house, summer house and pond. There is also a paved terrace wrapping around the rear of the house, providing excellent settings for al fresco dining enjoying the stunning southerly views. Steps lead down from the terrace to the formal garden area, which is mainly laid to lawn, with so much usable space.

Beyond the immediate gardens is paddocks and stable block with a tack room. There is an abundance of useful outbuildings within the grounds of Poundsbridge mainly made up of stores and garaging. In all the gardens and grounds extend to approximately 16 acres.



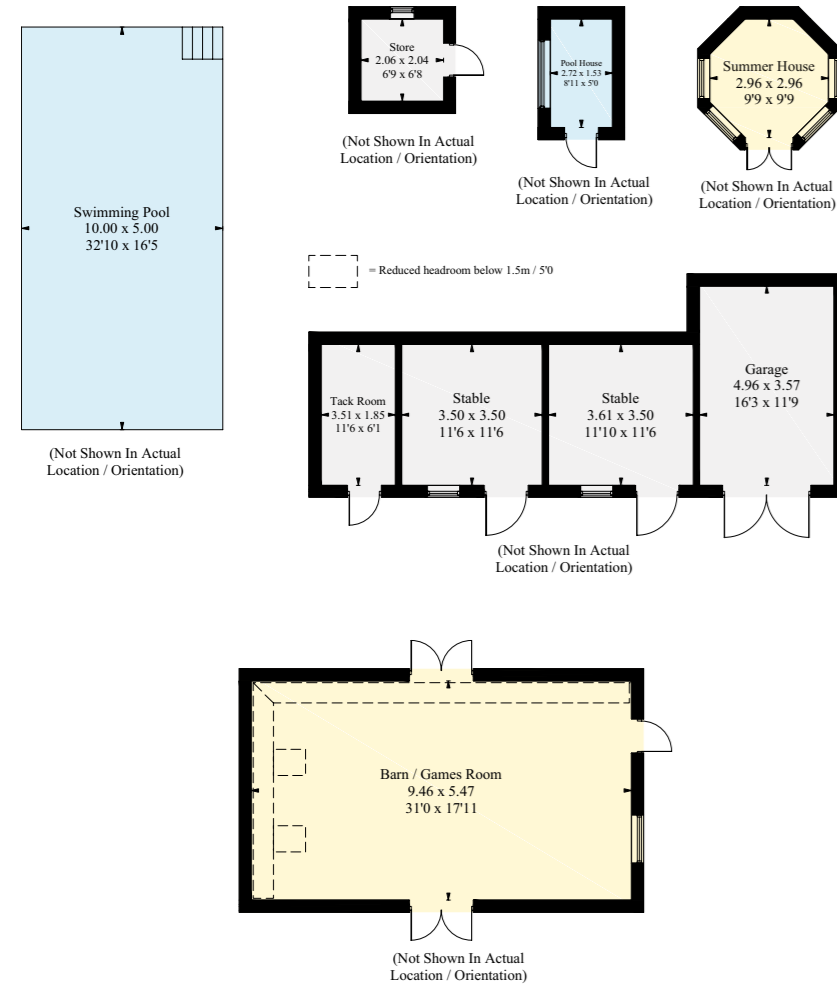




## Outbuildings

Approximate Gross Internal Floor Area  
118.4 sq m / 1274 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.



## The Barn

The Barn is situated to the south of the main house and is a superb example of a party barn, the space is extremely versatile and can be adapted for a number of uses.

## Directions

Postcode: TN11 8AL

What3Words: thing.fuses.pitchers

## Services

Mains electricity and water. Private drainage. Oil fired central heating.

## Property information

Tenure: Freehold

Local Authority: Sevenoaks District Council. Tel: 01732 227000

Council Tax: Band H

EPC Rating: D

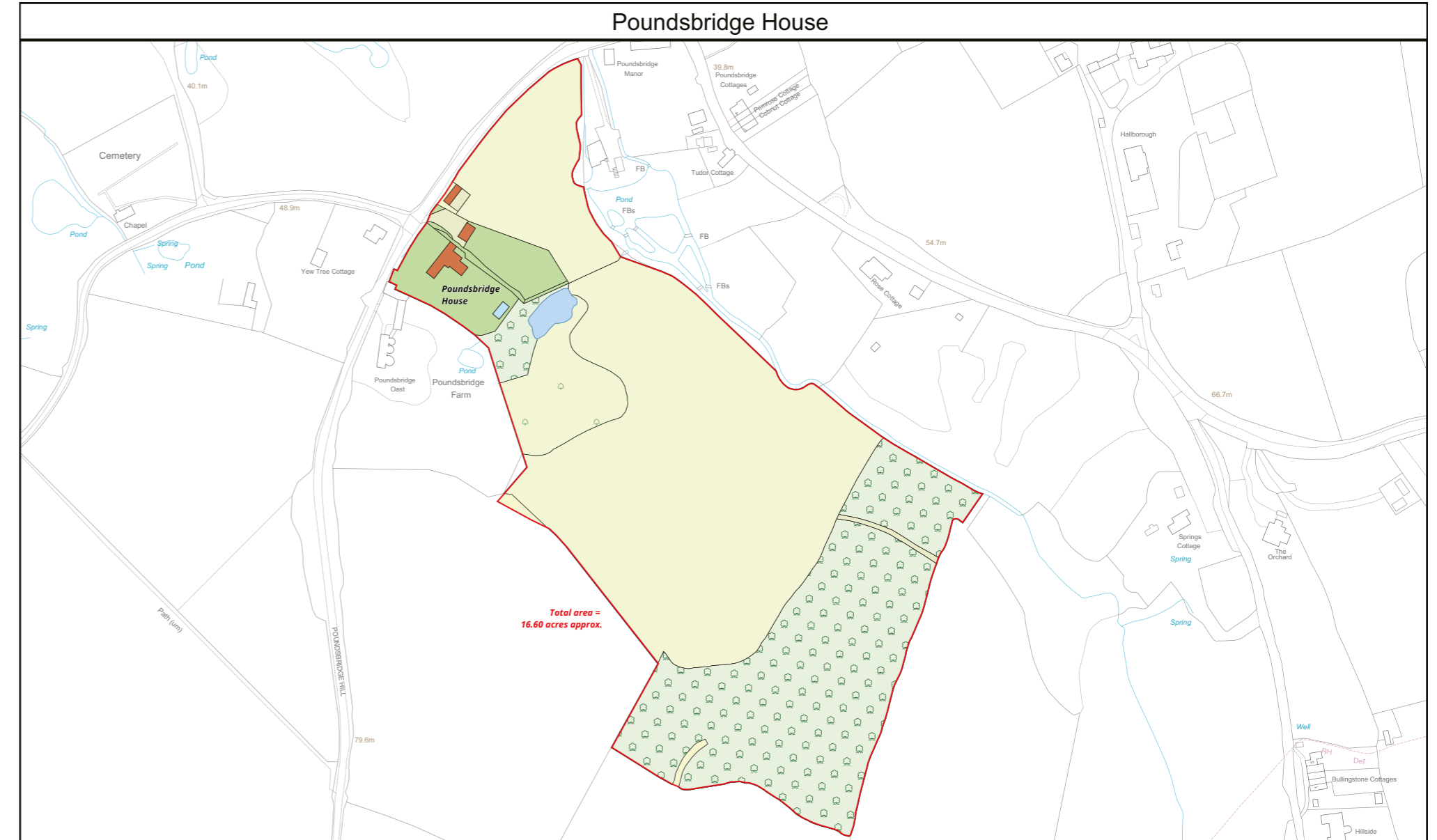




Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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