



## 5 BEDROOMS DETACHED

- Large kitchen and dining area
- Double height ceilings
- Patio and garden room
- Master suite with walk in wardrobe
- Guest suite with en-suite shower room
- Large independent studio in garden
- Double garage
- Beautifully landscaped gardens
- 10 year NHBC guarantee

# THE PENSHURST

30 SHOESMITH LANE // **OAKSHAMLET** // KINGS HILL // WEST MALLING // KENT // ME19 4FF

The Penshurst is a 5 bedroom family home designed by award-winning developer Environ Country Homes. Classical looks and large proportions give this property real grandeur and style.

The light and airy entrance hall with double height ceilings leads into the formal dining room overlooking the landscaped garden. The spacious living room is linked to the dining room by a full height pocket door which can be closed to give two separate rooms, or left open to create a space ideal for entertaining large numbers of guests.

The large kitchen is the hub of this family home. There's space for informal dining and an American breakfast bar, as well as a fabulous garden room with

glazing to all elevations. The large utility room off the kitchen offers lots more storage and easy access to the herb garden.

Upstairs this home has an extensive master bedroom with a walk-in wardrobe and a luxury en suite bathroom - the perfect place to relax at any time. There is a generous guest suite and 3 further well proportioned bedrooms.

The beautifully landscaped garden has patios and decked areas for al fresco dining or relaxing in the sun. From the garden you can access the independent studio – perfect flexible space for an office, playroom or for older children to have a self-sufficient studio pad!



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- ① LIVING ROOM  
5.03 x 7.10 m
- ② DINING AREA  
3.95 x 4.49 m
- ③ FAMILY ROOM  
3.61 x 4.14 m
- ④ GARDEN ROOM  
4.15 x 2.68 m
- ⑤ STUDY  
2.27 x 2.65 m
- ⑥ MASTER BEDROOM  
3.62 x 4.21 m
- ⑦ BEDROOM TWO  
3.95 x 3.63 m
- ⑧ BEDROOM THREE  
3.04 x 3.07 m
- ⑨ BEDROOM FOUR  
3.05 x 2.69 m
- ⑩ BEDROOM FIVE  
2.97 x 2.69 m
- ⑪ STUDIO  
5.62 x 4.59 m



FIRST



STUDIO



**FLOORING:** Crown oak wooden flooring, Glenweave oatmeal beige carpets.

**KITCHEN:** 'Modern country' style design. Full height integrated fridge-freezer, gas hob, externally vented extractor, microwave oven, electric oven, integrated dishwasher, one and a half bowl sink.

**BATHROOMS:** Sleek contemporary style with storage cupboards, shaver socket, extractor, heated ladder towel rail, soap dishes, towel and toilet roll holders.

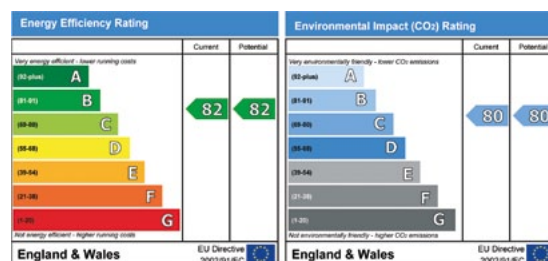
**STORAGE:** Four bedrooms have built-in or walk-in wardrobes. Large storage cupboard under stairs.

**HEATING:** Gas underfloor heating on ground floor, radiators on upper floors. All windows are high performance double glazed units for maximum energy efficiency.

**ELECTRICAL:** Recessed downlighters throughout. Generous provision of double-plug sockets in white finish. BT and TV/ FM points are provided in most rooms.

**SECURITY:** Fitted alarm system with infrared detectors. Mains operated smoke alarm fitted on each floor with battery back up.

**EXTERNALLY:** Landscaped garden and patio to rear garden. Exterior lighting at front and back of house. Garages have light and power.



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