

SWAYLANDS



PENSHURST, KENT



Beyond your expectations



2 Swaylands

Penshurst Road, Penshurst, Kent TN11 8DZ

An exceptional country house duplex apartment, spacious and beautifully presented, set in beautiful gardens and grounds.

Reception Hall, Cloakroom, Drawing Room, Dining Room/ Study, Kitchen/Breakfast Room, 3 Outstanding Bedroom Suites, Original Wine Cellar plus Storage, Gas Fired Central Heating, Garage, Designated Parking Space, Visitor Parking, Communal Gardens and Grounds about 40 Acres

Description: This outstanding apartment is arranged with the main accommodation over two floors with a wonderful original wine cellar plus storage. The apartment forms part of this stunning, former Victorian mansion with its impressive castellated elevations with round and square turrets, stone mullion windows and massive chimneys, all maintained to a high standard. The apartment has a very spacious interior and has the following, particularly notable features. The spacious reception hall, with its high ceiling and impressive staircase to the first floor large galleried landing, creates an excellent first impression of the apartment. From here, double doors open to the large superbly fitted and equipped kitchen/breakfast room, or combined, as a more formal dining area. It includes an extensive range of cupboards and drawers with long granite work surfaces and cupboards above, integrated double oven, gas hob, microwave, coffee machine, wine cooler, dishwasher, fridge/freezer and washer/dryer etc. The drawing room is an elegant well proportioned room with a decorative plaster ceiling, fireplace with stone surround and mantle and outlooks over the landscaped garden. The second reception room, at present a study, could alternatively be used as a dining room. On the first floor there are three delightful bedroom suites, the principal bedroom also has a dressing area with fitted wardrobes and a well fitted bathroom with a separate shower. The second bedroom suite has a similar bathroom and there is a shower room with the third suite. The large, galleried landing also provides space for a study area. The apartment also has a wonderful temperature controlled wine cellar with the original arched brick wine bins.





Outside

The apartment is set in beautiful, communal parkland landscaped gardens and grounds. The formal gardens include manicured terraced lawns with long gravel pathways and shrub borders, further wide expanses of lawn flanked by banks of Rhododendrons and trees. Next to the lake there is an impressive rockery and beyond this a formal cricket green and hard tennis court. There are fine mature trees throughout and areas of woodland. The garage is in an attractive courtyard block. In all, about 40 acres.

Location

Swaylands is set on the outskirts of the historic picturesque village of Penshurst, renowned for the magnificent Penshurst Place. Further, well known villages nearby include, Chiddingstone and Hever. The Spa town of Royal Tunbridge Wells is about 6.5 miles away for excellent shopping facilities and amenities including many major national stores, theatres, a cinema complex, numerous restaurants, a sports and leisure centre, two golf courses and the famous Pantiles. The towns of Tonbridge and Sevenoaks are about 4 miles and 9 miles away respectively.

Directions

From Tunbridge Wells take the A26 north and after passing through Southborough turn left onto the B2176 sign posted Bidborough. Keeping on this road and after about 2.75 miles, after passing Poundsbridge Lane on the left, the entrance gates to Swaylands will be seen on the left.

Additional Information

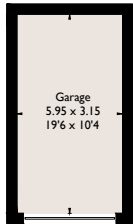
Train Services: Stations at Tonbridge and Hildenborough (about 5 miles) for trains to Charing Cross, London Bridge and Cannon Street from 40/45 minutes or Cowden for a direct service to London Bridge in about 50 minutes.

Road Communications: M25, junction 5, via the A21 about 10 miles.

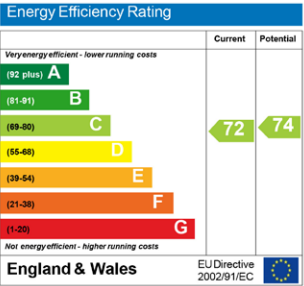
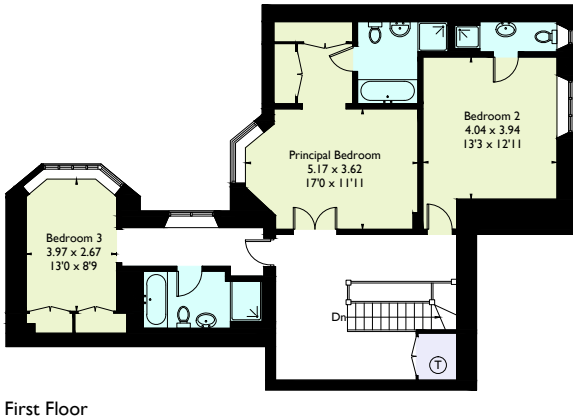
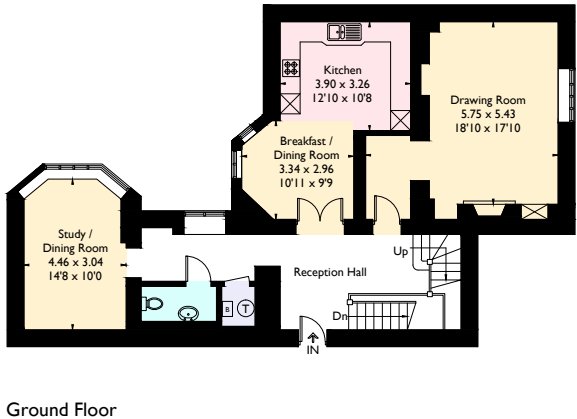
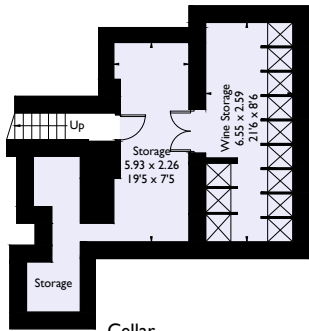


Penshurst Road, Penshurst, Tonbridge

Approximate Gross Internal Area = 198.5 sq m / 2137 sq ft
Garage = 18.7 sq m / 201 sq ft
Cellar = 45.3 sq m / 488 sq ft
Total = 262.5 sq m / 2825 sq ft



(Not Shown In Actual Location / Orientation)



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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

