

# THE WILLOWS

SPRINGWOOD PARK • NR TONBRIDGE



 Knight  
Frank







# THE WILLOWS

SPRINGWOOD PARK • NR TONBRIDGE

*An imposing Victorian style family house of 5745 sq. ft. on an exclusive private development*

## Ground floor

Reception hall • Drawing room • Dining room • Study • Orangery • Kitchen/breakfast room • Utility room • Storage/changing room • 2 cloakrooms

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## First floor

Master bedroom suite with dressing room and bathroom • Guest bedroom suite • 3 further bedrooms • Family bathroom

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## Second floor

2 bedrooms • Dressing room • Bathroom

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## Outside

Integral double garage • Heated swimming pool • Delightful established gardens

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## In all about 0.54 acre

Shipbourne 1.8 miles • Tonbridge station 2.8 miles • Hildenborough station 4.8 miles • Sevenoaks 8.1 miles  
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the text.

## Situation

The property is located in a secluded position within the exclusive and prestigious private Springwood Park development. It is situated between the village of Shipbourne 1.8 miles away with its excellent pub, attractive common, Farmers' Market and tennis courts and the larger town of Tonbridge 2.8 miles away. Tonbridge has a wide array of shops, restaurants and leisure facilities together with numerous excellent schools including Judd School, Weald of Kent and Tonbridge Girls Grammar and the renowned

Tonbridge School for boys. Tonbridge station with its mainline links to London Bridge, Waterloo East, Charing Cross and Tunbridge Wells is 2.8 miles away. The town of Sevenoaks also with its excellent range of facilities together with a superb selection of schools is 8.1 miles.

## The Willows

The Willows was built by Honeygrove in 1998 and forms part of the prestigious gated Springwood Park development. Springwood Park has strong Victorian influences but with designs set for modern day living. The house has spacious, versatile and well-appointed family accommodation across 3 floors. It totals 5745 sq. ft. and includes 7 bedrooms. Of particular note on the ground floor is the spacious drawing room with feature fireplace and attractive bay seating area overlooking the gardens.







There is a comprehensively fitted Smallbone kitchen with breakfast room at one end and in turn it opens to a spacious orangery constructed by the current vendors. There is also a study with fitted furniture and an impressive dining room. Off the kitchen is an excellent range of domestic offices including utility room, second cloakroom and large store/changing room with French doors to the swimming pool area.

The first floor comprises 5 well-appointed bedrooms including an excellent master suite with dressing area, large en-suite bathroom with separate shower and a balcony overlooking the rear garden. On the second floor are 2 further bedrooms, dressing room and a bathroom making it an excellent area for either an au pair or teenager. There is an integral double garage with split-level cinema room above.

### **Gardens and grounds**

The property is approached from the main shared access drive via an electric five bar gate leading to a sweeping gravel drive culminating at the front of the house and providing parking for several cars.

The gardens are mature and secluded with an established array of shrubs and trees. Immediately to the rear of the house is a paved terrace providing a delightful area for alfresco dining and abutting the principal lawn area.



There is a secluded area with a heated swimming pool and large paved terrace.

### Services

Central Heating	✓	Gas Fired
Water	✓	Mains
Electricity	✓	Mains
Drainage	✓	Mains

### Local authority

Tonbridge and Malling Borough Council – 01732 844522

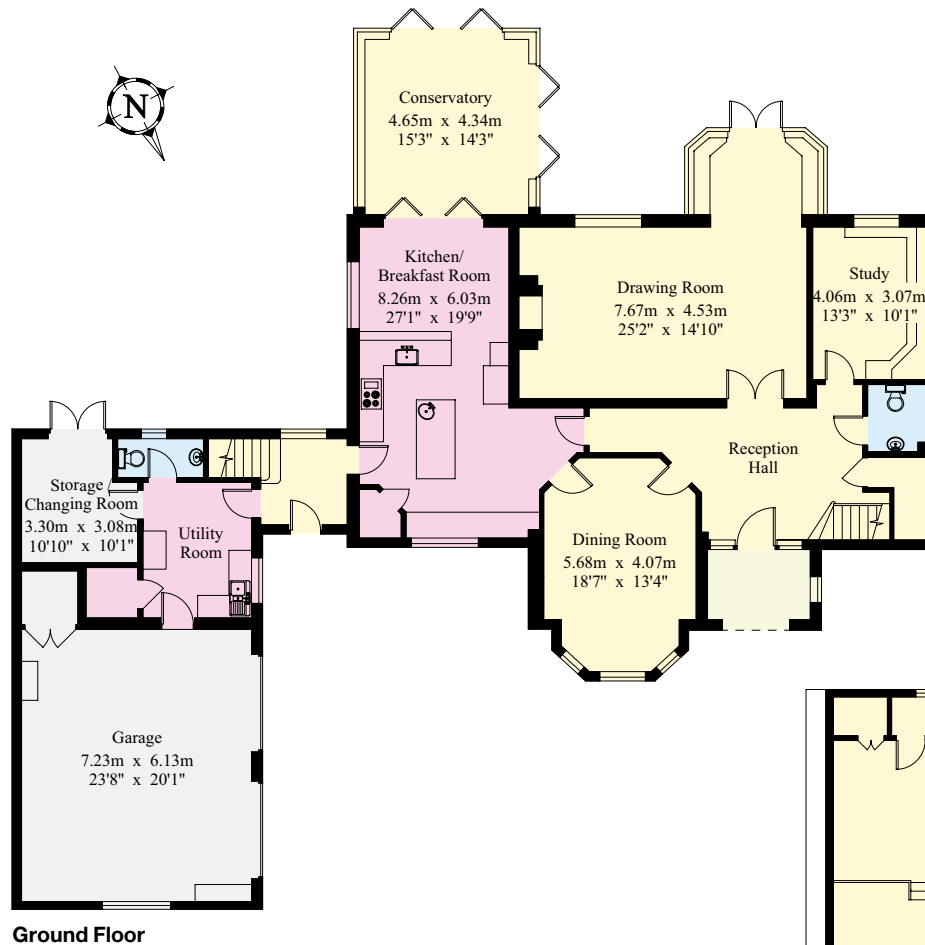


### Viewing

Strictly by appointment with Knight Frank on 01732 744477.

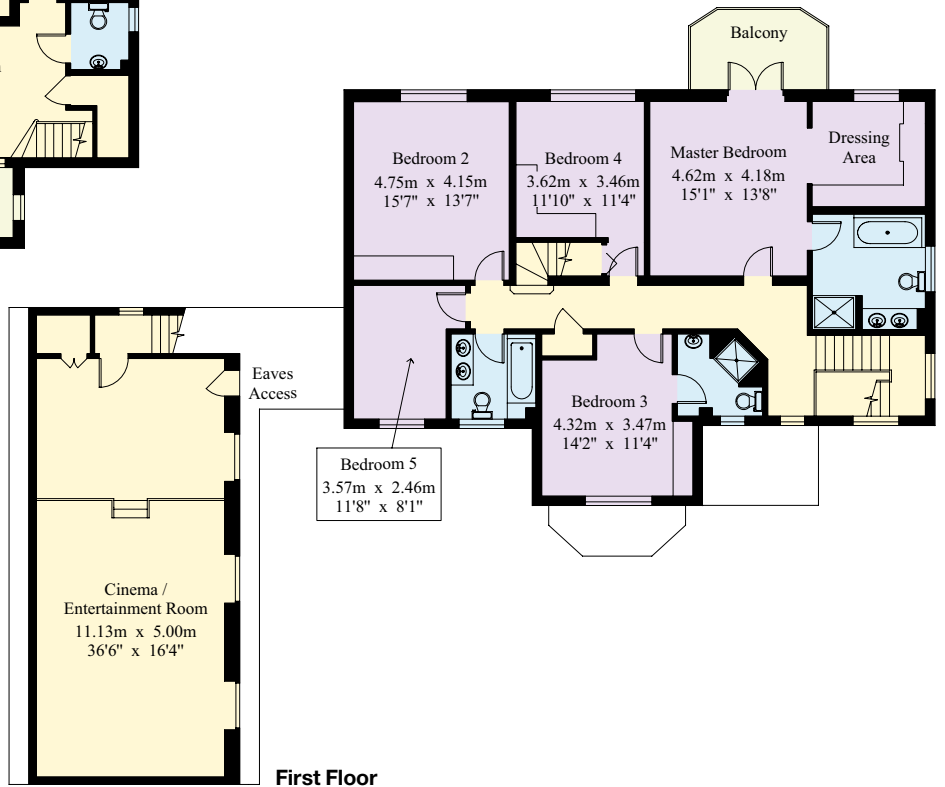
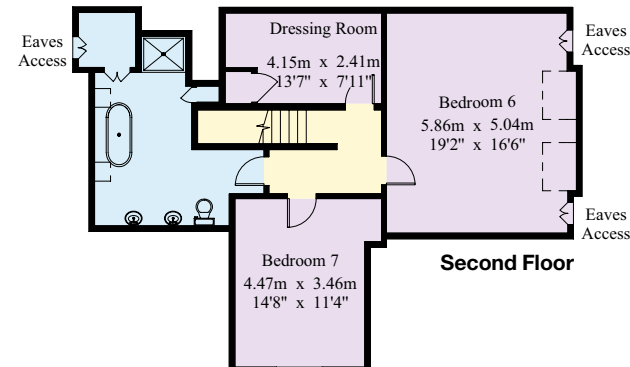
### Directions

From Junction 5 of the M25 take the A21 south-bound for approximately 4 miles and take the turn off signed to Hildenborough (B245). In the centre of Hildenborough turn left into Riding Lane continue for 1.9 miles and turn right into Hildenborough Road proceeding for about 1.3 miles. At the cross-roads turn right on to the A227 and after about 1.3 miles the entrance to Springwood Park will be found on the right hand side. Proceed past the 2 apartment buildings on the left and follow the bend round to the left. As the bend turns to the right, the entrance gate for The Willows will be found straight ahead.



Approximate Gross Internal Floor Area  
533.8 sq.m (5745 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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			





