



Ibbett Mosely

Springwood Park, Tonbridge TN11 9LZ
Price £1,000,000



Located within the sought-after gated Springwood Park development near Shipbourne, Springwood Hall is a truly exceptional three-bedroom duplex apartment. Originally constructed in 1996 by the renowned builders Honeygrove, this property was built to exacting standards in an impressive Victorian country mansion style.

Thoughtfully updated and modernised by its current owner, this apartment effortlessly blends classic elegance with contemporary comforts. Nestled in the picturesque setting of Springwood Hall, the property spans an impressive interior living space of 2406 sq. ft. and includes two garages with a self-contained office above with 658 sq.ft of space, along with an additional parking space. One of the standout features of 4 Springwood Hall is its breathtaking views, best enjoyed from the two first-floor terraces that overlook the beautifully landscaped communal gardens. The private south-facing terrace adjoining the principal reception room offers an idyllic setting for relaxation or alfresco dining. The landscaped grounds also feature an all-weather tennis court within a secure gated community, and residents benefit from the convenience of an on-site manager.

- Stunning Exclusive gated development
- Well-proportioned accommodation
- Substantial private terrace
- Garage & allocated parking
- Beautiful Communal gardens & tennis court
- Family Room/ Bedroom 3
- Far reaching stunning views
- Full-time estate manager
- Main bedroom with en suite and walk in dressing room
- Bedroom two with en suite

DESCRIPTION

Exceptional Home with Stunning Features and Versatile Spaces

Step into this remarkable property and be greeted by an inviting entrance lobby, complete with a generous under-stair coat cupboard and a sunlit window that floods the space with natural light. Ascend the elegant staircase to the galleried reception hall on the

first floor, which not only serves as the central hub of the home but also includes a study area, perfect for quiet reflection or work.

The true heart of this home is the expansive dual-aspect sitting/dining room, where period-style detailing and a live flame gas fire create a warm, inviting ambiance. French doors open onto a private south-facing terrace, enclosed by a classic stone balustrade. This outdoor





oasis offers ample space for potted plants and a large dining set, making it the perfect spot for alfresco dining and entertaining.

A versatile family room or third bedroom overlooks the front and side of the property, offering flexibility to suit your lifestyle needs. The adjacent kitchen/breakfast room is a chef's delight, beautifully appointed with sleek white Quartz countertops and a full suite of modern appliances, including eye-level ovens, an inset electric hob, a dishwasher, a fridge, and a freezer. French doors from the kitchen lead to another charming terrace, ideal for enjoying a peaceful morning coffee.

The property offers abundant storage, including a large hallway cupboard and an additional under-stair cupboard adjacent to the first-floor shower room. The second floor is a sanctuary of luxury, featuring two spacious bedrooms, each with its own ensuite bathroom. The principal bedroom is a true retreat, complete with a dedicated dressing room, fitted wardrobes, and a ensuite bathroom with a separate shower and a freestanding bath. The second bedroom is equally impressive, offering fitted storage, far-reaching views, and an ensuite bathroom with both a shower cubicle and a bath.

The exterior of the property has two garages and a private parking space providing ample parking and storage options. An external spiral staircase beside one of the garages leads to a versatile separate study/studio, complete with power, lighting, and windows. This space is perfect for working from home, or studio use.

This property is more than just a home—it's a lifestyle.





LOCATION

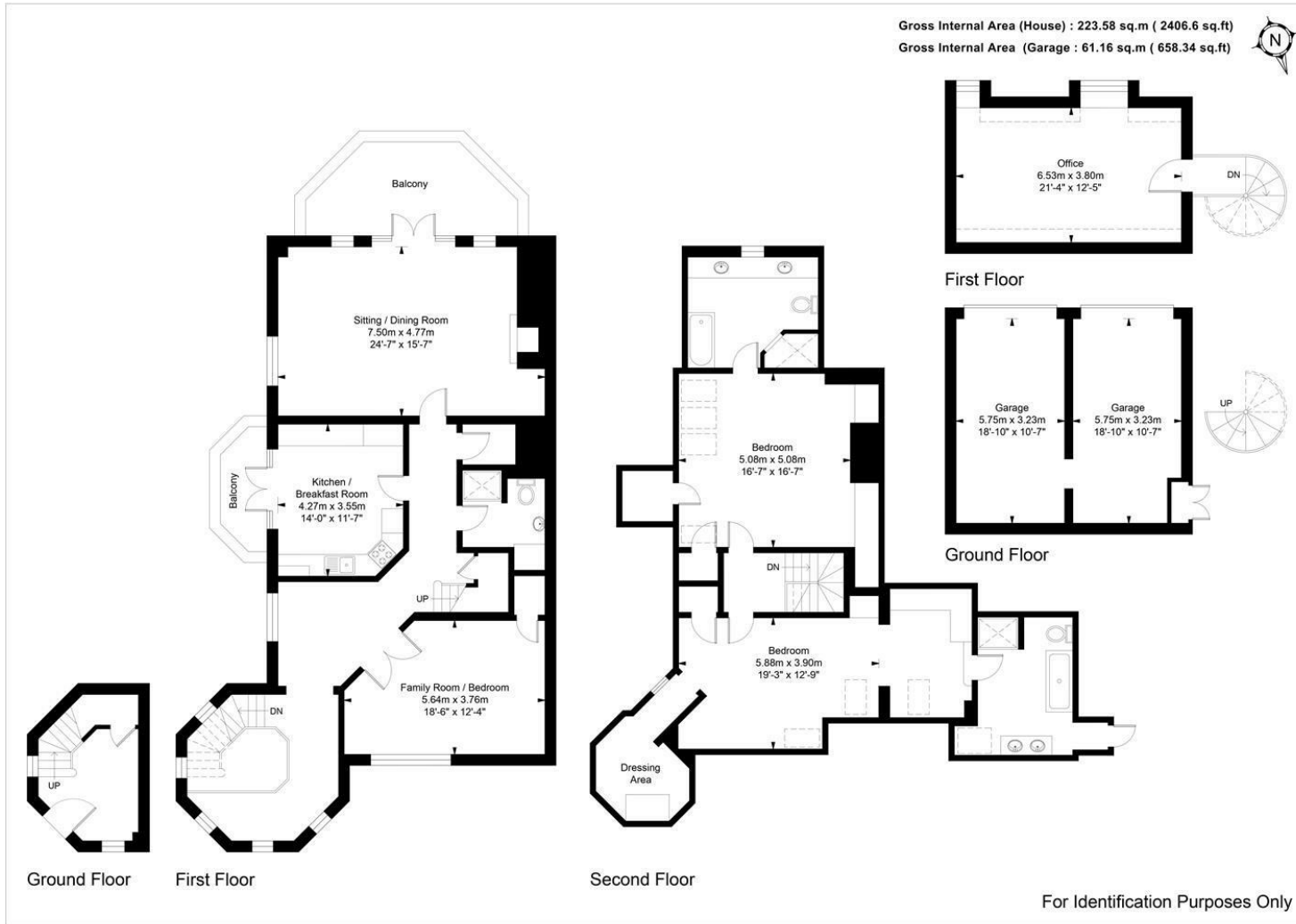
The property is ideally located within the exclusive and prestigious private Springwood Park development, offering a secluded and tranquil setting. It lies just 1.8 miles from the charming village of Shipbourne, known for its excellent pub, attractive common, and popular Farmers' Market. The larger town of Tonbridge is only 2.6 miles away, providing a wide array of shops, restaurants, and leisure facilities. Tonbridge is also home to numerous excellent schools, including the Judd School, Weald of Kent, Tonbridge Girls' Grammar, and the renowned Tonbridge School for boys. For convenient travel, Tonbridge station, offering mainline links to London Bridge, Waterloo East, Charing Cross, and Tunbridge Wells, is just 2.8 miles from the property. Additionally, the town of Sevenoaks, with its superb selection of facilities and schools, is approximately 7.1 miles away.

OUTSIDE

Springwood Park Communal Grounds: Attractive gardens of approximately 4 acres including parkland and woods, as well as access to a communal tennis court. There is a full-time estate manager who is responsible for the maintenance and upkeep of the estate including the communal grounds and security gates.

AGENTS NOTE

Leasehold Lease Start Date BETA 06 Apr 1998
Lease End Date BETA 24 Jun 2995
Lease Term BETA 999 years from 24 June 1996
Lease Term Remaining BETA 971 years
Local Authority Kent
Council Tax Band: H
Annual Price: £4,532
Conservation Area No
Flood Risk No Risk
Balance of 999 year lease with share of the freehold.
Service Charge, Buildings insurance and Estate service charge apply.



01732 351323

EPC Rating-

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