



Meadow Wood Lodge
Penshurst Road | Penshurst | Tonbridge | TN11 8AD

FINE & COUNTRY

Seller Insight

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This beautiful architect designed contemporary family home, which was built just three years ago, enjoys an enviable countryside location only five miles from the centre of Royal Tunbridge Wells. "We'd always dreamed of building our own home so when we discovered this large plot of land in this beautiful rural location, not far from the pretty village of Peshurst, everything fell into place," says the owner.

"We wanted a property that would blend in with these glorious surroundings, which feature ancient oaks and abundant wildlife, and we therefore chose natural materials and an overall design that we'd describe as a modern take on a traditional farmhouse. The building has been heavily over engineered to remove any need for visible columns to support the glazed corners and balconies, and this gives the construction a lightness of feel. However, the visibly thick flint wall that extends the entire length of the building and has been left exposed on the inside of the house, has to be the standout feature and it gives the building its wonderful character."

"The house is an extremely comfortable family home, it offers relatively maintenance-free living and the design affords us a strong sense of connection with the natural environment. Since owning the site we have allowed most of the garden to re-wild – however we've maintained the little paths that lead through the woods down to the two ponds that are situated at the end of the garden – and we've since noticed a dramatic increase in wildlife with an abundance of butterflies and bees. Birds of prey including sparrow hawks, buzzards and many owls regularly hunt here, and we're now seeing many more wild flowers alongside our bluebells, including orchids."

"The house is very much in tune with its environment and so we also wanted to make it very energy efficient and therefore as eco-friendly as possible so it benefits from an air source heat pump, which retains any heat but returns fresh air to the house constantly. This, combined with extremely effective insulation, quality glazing and solar panels make it an incredibly economical house to run. The property also has full fibre broadband so it's an idyllic place to work from, especially when sitting out on the balcony."

"To us the master bedroom with its wrap-around balcony overlooking the garden is the gem of the whole house. Waking every morning to a view of the treetops and possibly a deer or two trotting through the garden is an absolute joy, and in the evening the balcony is the perfect place to sit and watch out for animals and birds – a ritual that our grandchildren love before bedtime."

"The setting really couldn't be more perfect. We're surrounded by stunning ancient oaks, so you feel fully immersed in the countryside, but we have the peace of mind of knowing we have easy access to Tonbridge, Tunbridge Wells and Sevenoaks for great transport links, excellent schools, a fantastic array of shopping and entertainment."

"Christmas is always a standout event here as there is space for everyone. We'll all sit outside cosy and warm around the fire pit, or take a gentle stroll to the local pub. And in the house itself there are places to escape if some downtime is needed when all the excitement gets too much."

*"It's hard to say what we will miss because there are so many things," says the owner. "The house is everything we hoped it would be, but we have loved the wild aspect of the garden so much that we now want to move deeper into the beautiful Ashdown Forest where we often go for trail runs and picnics."**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Meadow Wood Lodge

Fine & Country are proud to bring to the market this stunning architect designed contemporary family home set in 5.3 acres of secluded garden and woodland in the historic village of Penshurst.

Located off a quiet country lane, in a private and secluded position, Meadow Wood Lodge offers more than 3700 square feet of exceptionally light and well-designed living space built to an exceptional standard throughout.

This unique three storey property consists of, on the ground floor; sitting room, kitchen/dining room, walk-in larder, snug room, cloakroom and a family room. On the lower ground floor, the property has a gym and music room and additional storage and on the first floor there are five double bedrooms, three ensuite bathrooms and a family bathroom and a wrap-around balcony. Outside the property also has a large detached workshop/shed.

Meadow Wood Lodge, beautifully designed by renowned architects ArchitecturALL, is approached through a private gated entrance and parking area with room for several cars and a path leading to the front door. On entering the front door, you are led into the hallway which runs the whole length of the ground floor showcasing the stunning exposed flint wall, one of many unique features that make Meadow Wood Lodge an exceptional family home. On your immediate right you have a cloakroom and a family room, with wall mounted television and sumptuous wool carpet and connecting snug room with Fired Earth floor tiles and a handmade floor to ceiling solid oak bookcase. Moving on you find the kitchen/dining room. A truly spectacular space with Gaggenau appliances including two ovens, dishwasher, coffee machine, microwave and induction hob. The kitchen also features combined hot, cold, filtered and boiling water tap, a wine cooler, full height Neff fridge and separate freezer. Other features that exemplify the high specification design throughout are handmade oak kitchen cabinets with marble handles, double Belfast sink, Corian work surfaces and Fired Earth natural stone floor. From the kitchen you also access the walk-in larder. Moving on you find the sitting room with Fired Earth natural stone floor and log burner. Each of the rooms feature floor to ceiling glass windows/sliding doors allowing for an abundance of light to flood into this stunning home.

Taking the stairs to the first floor, you have a hallway running the entire length of the property with five double bedrooms leading off. Each bedroom has the same floor to ceiling sliding doors leading on to a balcony that extends the entire length of the property and wraps around to encompass one side of the property. Three of the bedrooms have modern ensuite bathrooms, installed to an exacting specification, and the master bedroom and ensuite bathroom features dual aspect glass sliding doors leading on to the balcony, large Duravit basin, Corian vanity top and splashback, double ended freestanding natural stone bath, walk in shower and bespoke hand built wardrobes with oak doors and bespoke oak handles. Also on the first floor is a large family bathroom with both a bath and shower.

Downstairs, in the lower ground portion of the house, you find the gym and the music room, easily adaptable to the requirements of the new owner.

Other features of this impeccable property include Cat6 connections in nearly all rooms, air source/air exchange system to retain heat and provide constant fresh air, underfloor heating with individual thermostats, solar panels, LED lighting and CCTV.











Step outside

Meadow Wood Lodge

Outside there is a large workshop/shed, wrap-around paved terrace, exterior lighting, BBQ area and formal garden with a separate paved area for dining. Beyond the formal garden are woods surrounding most of the property giving a quiet and secluded outlook throughout the year.

The property sits between the popular villages of Penshurst and Bidborough which offer a Post Office, village shop, public houses and local primary school. The nearby towns of Tonbridge and Tunbridge Wells offer a plethora of shopping and dining options, main line stations with direct links to London and a variety of well-regarded private and grammar schools for both boys and girls.







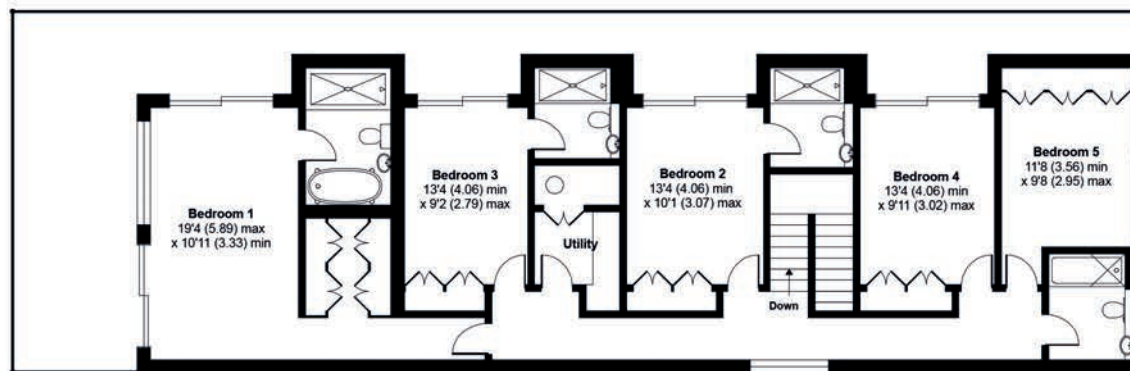
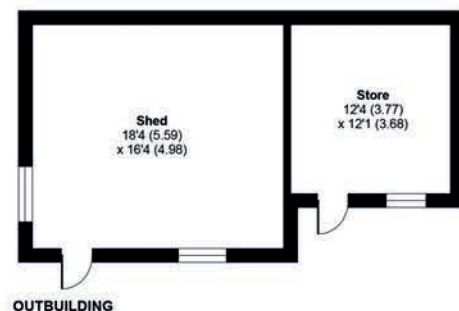
Penshurst Road, Penshurst, Tonbridge, TN11

Approximate Area = 3745 sq ft / 347.9 sq m

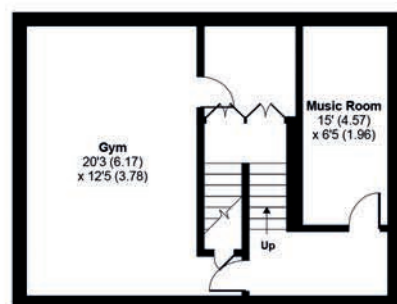
Outbuilding = 449 sq ft / 41.7 sq m

Total = 4194 sq ft / 389.6 sq m

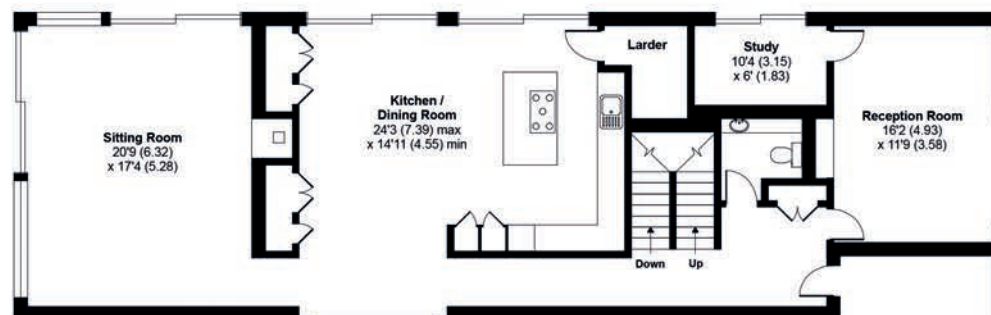
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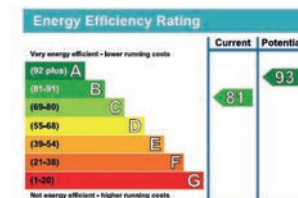
LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Fine & Country. REF: 621740



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 14.08.2020





Fine & Country
Tel: +44 (0)1892 701900
tunbridgewells@fineandcountry.com
7 London Road, Tunbridge Wells TN1 1DG