



4 Springwood Hall Springwood Park, Tonbridge, Kent, TN11 9LZ

Offers in the region of £975,000 -
£1,000,000

Jack Charles
Estate Agents

Sales & Lettings

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

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To Be Sold

Located within the highly desirable Springwood Park is this stunning three-bedroom duplex apartment which spans 2,614 sq. ft, over three floors and incorporates two garages with a self-contained office above. It also has wonderful views overlooking the gorgeous landscaped gardens.

You enter in to a roundel entrance lobby with an under-stair coat cupboard, stairs that lead up to a galleried reception landing on the first floor that provides a large study area, access to all main reception rooms, Bedroom 3 / 2nd reception room, shower room there are also stairs to the second floor.

At the rear is an impressive dual-aspect sitting/dining room, with a gas fire, French doors lead out to a south-facing terrace. The kitchen/breakfast room has Quartz worktops and a range of modern appliances, including ovens, electric hob, dishwasher, fridge and a freezer. There are French doors leading out to another terrace to the side.

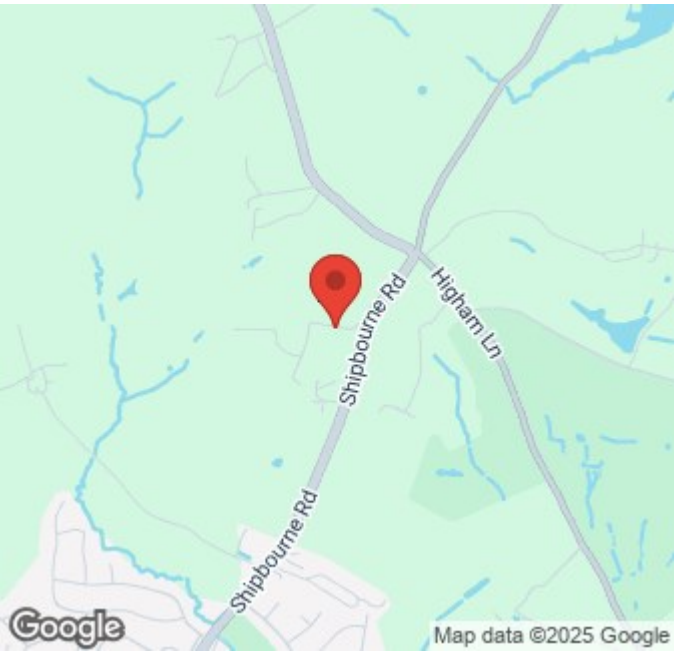
To the second floor are two large bedrooms, both with ensembles bathrooms. The principal bedroom has a dressing room, additional fitted wardrobes, and a well-appointed ensuite bathroom with a separate shower and freestanding bath. The second bedroom also has fitted storage and a large ensuite bathroom with a separate shower cubicle and bath.

Outside just to the left of the gated entrance as you enter is the garaging with its room / office above accessed via an external spiral staircase and provides the perfect study/studio to use as a home office with power and light.

The grounds extend to approximately 4 acres including parkland area of woodland, as well as access to a communal tennis court. All tended for by a full-time estate manager.

Tonbridge Location

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full range of education from Nursery to College and includes Grammar & Private schools such as the well-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







