



Westwood, Dene Park, Shipbourne Road, Kent TN11 9NS
Guide: £600,000 Share of Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Impressive Duplex Apartment *Immaculately Presented *1570Sq Feet
- *Set in Five Acres of Landscaped Communal Gardens with Tennis Court
- *Elegant Sitting Room with Far Reaching Views
- *Entrance Dining Hallway with Cloakroom *Kitchen/Breakfast Room
- *Main Bedroom with En-Suite *Study within Turret and Crenulations
- *Guest Bedroom with En-Suite *Allocated Parking
- *Single Garage & Visitor Parking

Description

Westwood is a beautiful and impressive duplex apartment arranged over two floors of this imposing Victorian country residence. Dating from 1883 and converted in 1993, the apartment enjoys fine period features with impressive ceiling heights and turret utilised as a study, combined with modern living facilities creating a very unique space. Surrounded by superb landscaped communal gardens and grounds including a tennis court for the exclusive enjoyment of the residents. Approached through entrance gates with modern intercom system and sweeping gravel driveway, private single garage, allocated parking space in front of the house and visitors parking.

POINTS OF NOTE:-

- Shared entrance with stairs leading to the personal entrance door to the apartment.
- Entrance hallway and formal dining space enjoying focal stained glass windows to one side and two roof lights flooding the area with light. Attractive Amtico flooring with decorative border, wood panelling to dado height, feature wallpaper and central ceiling rose, carpeted stairs with brass rods take you through double doors to the sitting room with further stairs leading to the second floor and doorways to the kitchen and cloakroom.
- Elegant sitting room enjoying spectacular proportions having two tall windows offering far reaching panoramic views over the surrounding countryside. Focal marble fireplace with stove, bespoke wooden bookcase fitted to one wall, exceptionally high ceiling with cornice, central rose and picture rail.
- Kitchen/breakfast fitted with a comprehensive range of cream wooden wall cabinets and base units of cupboards and drawers with complementing granite worktop and upstands. Sink unit with attractive outlook to the front, eye level oven and microwave, electric ceramic hob set in tiled chimney breast recess with extractor, integrated and space for appliances. Tall storage cupboards, open display shelving and cupboard housing boiler.
- Second floor landing with feature etched glass window leading to the:-
- Principal bedroom suite, a dual aspect, well-proportioned room with high vaulted ceiling and comprehensive range of fitted bedroom furniture and split level en-suite bathroom.
- Hidden door in the bedroom leads to the mezzanine galleried balcony area located in the turret, with lovely reading nook and currently utilised as a study, with far reaching views.
- Guest double bedroom with fitted bedroom furniture, en suite shower room, drying cupboard and door to roof space and fire escape.
- Access to the property is via a sweeping gravel drive and wrought iron gates with modern intercom system which can be answered remotely via a mobile phone.

- The beautiful landscaped communal gardens are for the enjoyment of the residents with areas of formal gardens and lawn, mature trees and shrub/flower borders, several private seating areas, spaces to entertain and tennis court. Well maintained by a full time grounds keeper and backing open countryside.
- Single garage in concealed block with automatic door, power and light. Allocated parking space to the front of the house and furthers visitors parking. Shared external hoseand possibility of installing a car charging point in required.
- Tenure: Service Charge: £5,500 per annum (covering Buildings insurance, water, full time grounds keeper and maintenance. Lease: 999yrs from 1992. Pets allowed.
- Services: Mains gas, water and electric and drainage. Gas central heating.
- Council Tax Band: G - £3,574.01p/a - Tonbridge & Malling Borough Council.
- EPC: C

Situation

Westwood is situated within Dene Park, a private gated country estate on the outskirts of Tonbridge, close to the village of Shipbourne. Ideally located with access via footpaths to some beautiful countryside and woodland walks in Dene Park, the Fairlawne Estate and to popular country pubs The Chaser Inn and The Kentish Rifleman. Local shopping includes Haywards Farm shop and York Parade, nearby Tonbridge, Hadlow and Sevenoaks which have a wide selection of shopping and recreational facilities including restaurants, bars, leisure centres and sports clubs. Shipbourne and Hildenborough also both benefit from weekly farmers markets. The area is well served with schooling, primary schools in Shipbourne, Plaxtol, Tonbridge, Sevenoaks and Seal, preparatory schools at Somerhill and Hilden Grange in Tonbridge, grammar schools including Judd Boys in Tonbridge, Tonbridge Girls and Weald of Kent Girls as well as public schools in Tonbridge and Sevenoaks. Mainline rail services run from Tonbridge, Hildenborough and Sevenoaks to Cannon Street/Charing Cross.



Viewing Strictly By Appointment

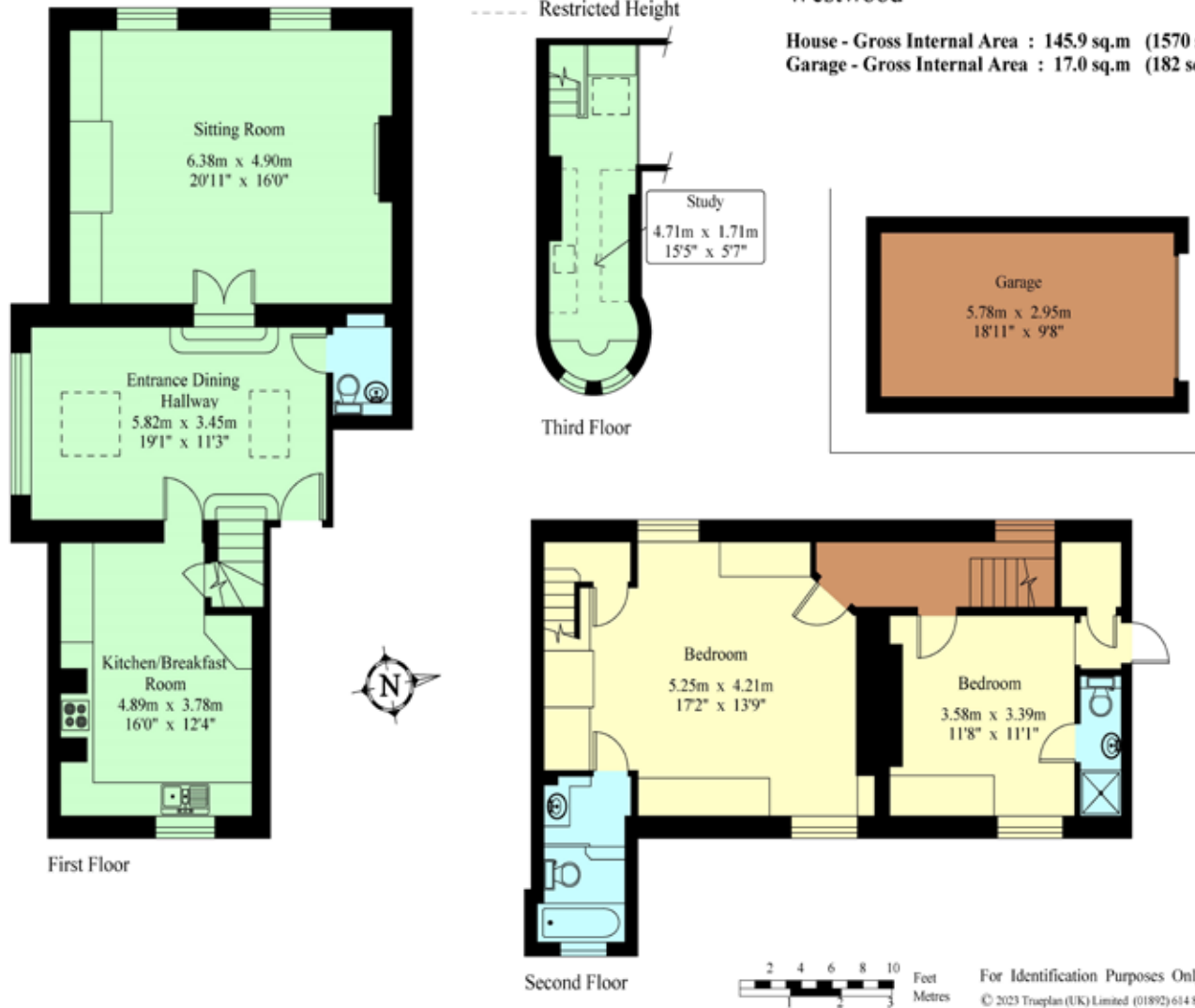
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Westwood

House - Gross Internal Area : 145.9 sq.m (1570 sq.ft.)

Garage - Gross Internal Area : 17.0 sq.m (182 sq.ft.)



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