



THE OAKS

Springwood Park, Tonbridge, Kent



THE OAKS IS A FANTASTIC FIVE BEDROOM HOME OFFERING OVER 7,700 SQ FT OF LUXURY LIVING

With open-plan interiors, cinema, gym, spa pool, and beautifully landscaped gardens, set within 1.3 acres.

Summary of accommodation

Ground Floor: Entrance hall | WC | Study | Sitting room | Dining room | Kitchen/breakfast/family room | Utility room | Garage | WC

First Floor: Principal bedroom with dressing room and en suite | Bedroom with en suite | Storage room | Balcony | Gym | Cinema

Second Floor: Bedroom with en suite shower room | Two further bedrooms | Family bathroom

Outbuildings: Cabin

In all about 1.3 acres

Distances: Shipbourne 1.7 miles, Tonbridge Town Centre 2.5 miles Tonbridge Station 2.8 miles
Hildenborough Station 4.8 miles (31 minutes to London Bridge), Sevenoaks Town Centre 7 miles
(All distances and times are approximate)

DESCRIPTION

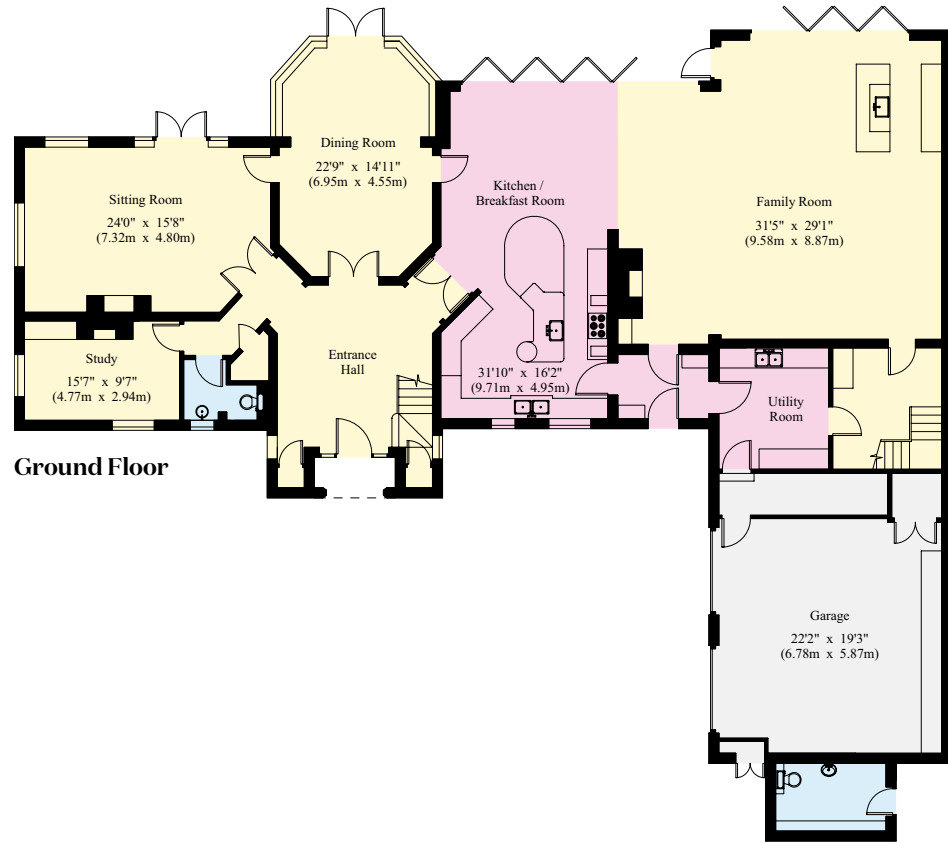
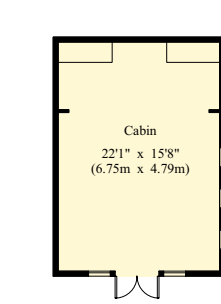
The Oaks is a substantial and immaculately appointed family home that offers over 7,700 sq ft of stylish, contemporary accommodation, cleverly designed across three floors and significantly extended by the current owners 13 years ago to provide exceptional entertaining living areas. A spacious entrance hall sets the tone for The Oaks. The heart of the house is the kitchen and breakfast room, designed and fitted by Mark Wilkinson Kitchens, offering bespoke cabinetry and generous proportions, ideal for family living. The impressive open plan family/entertaining area forms part of the 2,500 sq ft extension completed 13 years ago, including a bar, relaxed seating and TV area, and large bifold doors that lead out onto the patio and garden. A number of other receptions rooms complete the downstairs accommodation, including the formal dining room, sitting room, study/TV room, utility room and guest cloakroom. Beyond the open plan entertaining area, stairs take you up to the spectacular double height mezzanine, currently used as a gym. Adjoining this space is the striking cinema room, with its integrated high tech sound system and mood lighting offering another dedicated space for family and social gatherings.

On the first floor, the principal suite is a true sanctuary, featuring bespoke fitted wardrobes, a luxurious en suite bathroom, and a separate dressing area with custom joinery. French doors open onto a large balcony/roof terrace which has been reinforced to support a hot tub that overlooks the gardens. A further spacious double bedroom with its own beautifully appointed en suite bathroom completes this floor.

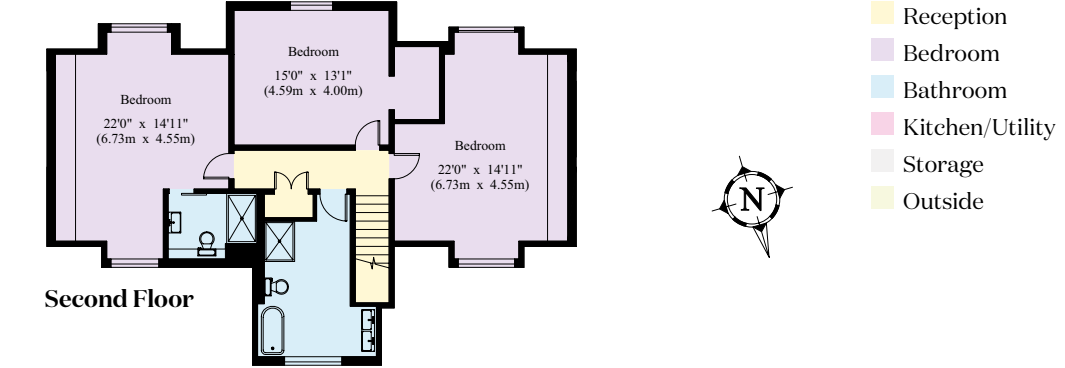
Three generously proportioned double bedrooms complete the second floor accommodation. One benefits from its own en suite, while the other two share a well-fitted family bathroom, ideal for family, friends or an au pair.







Approximate Gross Internal Area
House: 718.9 sq.m (7738 sq.ft.)
Cabin: 32.4 sq.m (348 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

GARDENS & GROUNDS

Set back from the road behind electric gates, The Oaks enjoys a high degree of privacy and security. A sweeping driveway provides ample parking in addition to the double garage. The front garden has been completely re-landscaped and features an outdoor kitchen, seating area, and a superb party barn/cabin, ideal for outside entertaining, additional accommodation or home office. A professionally installed chipping and putting green adds a playful luxury. The rear garden is equally impressive, with a large patio area running the full width of the house, a spa swimming pool, and a substantial lawned area, perfect for families and summer enjoyment.

LOCATION

Springwood Park is an exclusive gated private estate on the outskirts of Tonbridge, located between the village of Shipbourne 1.7 miles away with its fantastic pub The Chaser and weekly Farmers’ Market and the larger town of Tonbridge 2.5 miles away. It is conveniently positioned for both Sevenoaks and Tonbridge which provide comprehensive shopping facilities, including supermarkets and other high street retailers as well as a multitude of pubs and restaurants. Tonbridge mainline station has a fast and frequent service to London Bridge/Charing Cross taking approximately 31 minutes.

PROPERTY INFORMATION

Services: Mains electricity, drainage, and water. Gas central heating.
Tenure: Freehold
Local Authority: Tonbridge & Malling Borough Council
Council Tax: Band H
EPC rating: B





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