



Flat 3 Drummond Hall, Penshurst Road, Penshurst,
Tonbridge, Kent, TN11 8DF

Auction Guide Price £850,000

**Waghorn
&
Company**

Independent Estate Agents

*** Being sold via 'Secure Sale' * Immediate 'exchange of contracts' available * Share Of Freehold * Garage and Allocated Parking * Communal Gardens & Private Balcony with South-West Facing Aspect * Residents Tennis Court & Use of a well-equipped gymnasium**

NO ONWARD CHAIN! Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £850,000. Waghorn & Company are thrilled to present to the market this truly exceptional three-bedroom apartment, proudly set within the prestigious Drummond Hall, part of the highly sought-after and exclusive Swaylands Estate, nestled in the picturesque village of Penshurst. This stunning home combines elegant period architecture with luxurious modern living, offering an unrivalled setting surrounded by beautifully maintained grounds and breath taking countryside views. An early viewing is highly recommended.

Overview

Spanning over 2,000 sq. ft., this exceptional apartment boasts one of the most desirable layouts within Drummond Hall. Thoughtfully designed and beautifully presented, it blends timeless elegance with contemporary sophistication to create a home that is both impressive and inviting. Residents of the prestigious Swaylands Estate enjoy access to 40 acres of meticulously landscaped communal ground, the perfect setting for peaceful walks, relaxation, and taking in the stunning countryside views that surround this exclusive development.

Entrance to the Grounds

The property is approached via an impressive, gated entrance that opens to the magnificent Swaylands Estate. A sweeping private driveway winds through beautifully maintained parkland, setting the tone for the grandeur and tranquillity that define this historic estate. The secure gates and monitored access ensure privacy and peace of mind for all residents.

Accommodation

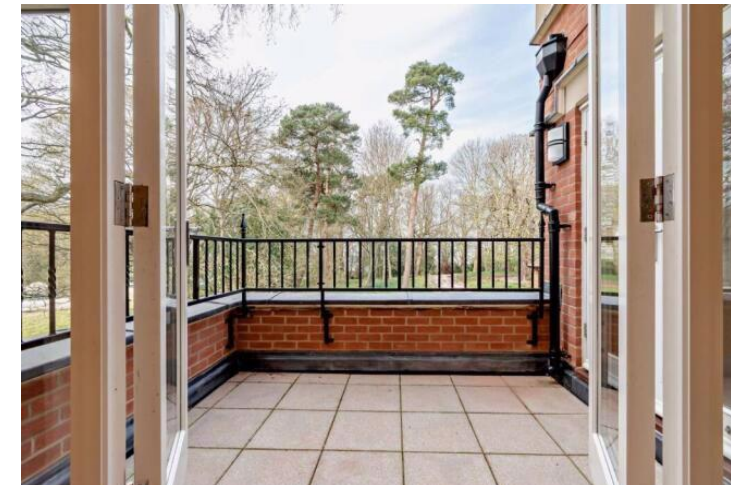
Stepping through the grand entrance hallway, you're immediately met with a sense of space and elegance. High ceilings, generous room proportions, and beautiful architectural details create a welcoming yet refined atmosphere that continues throughout the home. The impressive 27ft main reception room forms the heart of the apartment, a stunning and versatile space centred around a feature fireplace, with dual-aspect windows and French doors opening onto a private balcony that enjoys sweeping, uninterrupted views across the countryside. A Juliet balcony adds even more natural light and perfectly frames the scenic surroundings. Adjoining the main reception, the day room is bright and inviting, with two further Juliet balconies that flood the space with light, ideal for relaxed mornings, reading, or evening entertaining. The kitchen/breakfast room combines style and practicality, fitted with bespoke cabinetry, sleek quartz worktops, and a comprehensive range of high-specification AEG appliances, including multiple ovens, a combi microwave, electric hob, built-in coffee machine, and wine fridge, perfect for those who love to cook and entertain. Off the central hallway are three well-proportioned double bedrooms, each offering a peaceful retreat. The principal suite features direct balcony access, extensive fitted wardrobes, and a luxurious en-suite shower room. The two additional bedrooms also include fitted storage and their own sumptuously finished en-suite shower rooms, each styled with high-quality fixtures and finishes. A contemporary guest bathroom completes the internal accommodation.

Location

Penshurst is a sought-after Kent village surrounded by open countryside, yet within easy reach of commuter towns such as Tonbridge, Sevenoaks, and Tunbridge Wells. Local amenities include charming pubs, countryside walks, and historic sites, while fast rail connections to central London are available from nearby Tonbridge and Hildenborough stations. The A21 offers quick access to the M25 and national motorway network.

Tenure

Share of Freehold





Auctioneers Additional Comments

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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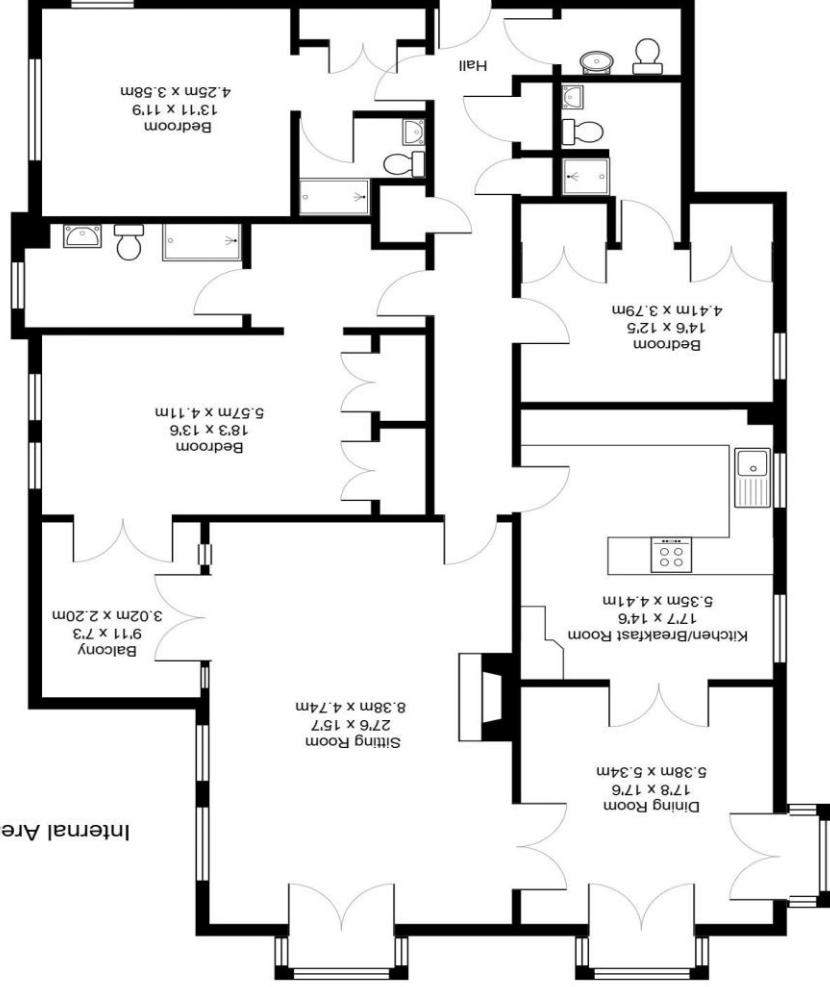
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Floorplan not to scale and for illustration purposes only. All measurements are approximate.



Internal Area 2126 sq ft (197 sq m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		