



Willow Court
Dene Park | Shipbourne Road | Tonbridge | Kent | TN11 9NS

STEP INSIDE

Willow Court

Surrounded by woodland and farmland within the Kent Downs National Landscape is the superb Dene Park estate that incorporates a community of exclusive properties. It is approached through impressive electrically operated wrought iron gates with a video entry system that leads to about four acres of very attractive and spacious communal grounds. These were designed by the well-respected Victorian landscape architect Edward Milner and include sweeping lawns, magnificent trees, delightful shrub beds, seating areas and a hard tennis court which can be enjoyed by all the residents.

One of the properties is this well-maintained three storey mews house with charming external accoutrements including attractive brickwork, stone architraves and roof and dormer finials, while period features continue inside with panelled doors, high skirting boards, solid wood flooring and corniced ceilings. The front door opens into a hallway with stairs to the upper floors, a cloakroom, a storage cupboard with space for laundry appliances, underfloor heating, as well as double doors that lead into the stunning triple aspect open plan living space.

This large room features a seating area that opens into a square bay with French doors to the private terrace, a dining area adjacent to the kitchen with stained glass windows and a modern fireplace flanked by fitted shelving. The well-fitted kitchen has shaker style floor and wall cabinets with quartz worktops housing a Miele gas hob and extractor, an oven, warming drawer and combi microwave, fridge, freezer and dishwasher.

The first floor has a stylish family bathroom with a bath and vanity basin as well as a double bedroom with fitted cupboards and wonderful views over the grounds and the countryside beyond and the impressive principal suite. This features a wall of wardrobes and a dressing table as well as a contemporary en-suite shower room and French doors that open onto a spacious balcony where you can sit and enjoy your morning coffee revelling in the surrounding panoramic vista and the stunning sun rises. While on the second floor there is another double bedroom with a vaulted ceiling, Velux windows, fitted cupboards and far-reaching views.

There is a garage en bloc with automatic up-and-over doors, lighting and electrics as well as a designated parking space while visitor parking is also available. Adjacent to the property is the private west-facing terrace with shrub borders, that is ideal for outdoor entertaining and family barbecues. It is surrounded by a stone balustrade and has steps leading to the communal grounds.





SELLER INSIGHT

“ We have thoroughly enjoyed our eight years here and, even now, every time we return home and drive through the gates and see the grounds, particularly in the spring and summer, we still love it just as much as we did when we first came here. The sunset view is consistently phenomenal and the woodland park a few minutes away provides a delightful walk with the dog, not to mention our lovely neighbours and community on the estate. But as the kids are now at university, we are free to return to our homeland and let new owners experience everything that has made this such a beautiful home.

We are only about a mile from the popular and exclusive village of Shipbourne that is also within the Kent Downs National Landscape. The picturesque village centre is also in a Conservation and Special Landscape Area and reputed to be one of the most sought-after villages in Kent. There is a large village green looked after by Fairlawn Estates, an historic church and a charming village hall at the end of a Kentish Hall House as well as tennis courts, a good primary school, an excellent weekly farmer's market and the well-known Chaser Inn and restaurant. While, for golfing enthusiasts, the Poulton Wood golf club is only half a mile from Dene Park.

It is not far from Hadlow with its well-known agriculture and horticulture college. It is in a Conservation Area with many fascinating period buildings including the famous Hadlow Tower. The village has a variety of shops, pubs, hairdresser, restaurant, a church, library and a medical centre as well as cricket and bowls club and the village hall. While it is just three miles to Tonbridge where you will find a variety of independent shops, hair and beauty salons, bars and restaurants with additional supermarkets and retail outlets on the outskirts of the town. There is a mainline station that is a junction for two railway lines, so it is easy to take a train to places in Sussex and Kent while trains to London Bridge take about half an hour or 42 minutes to Charing Cross.

There are excellent local educational facilities with several primary schools, several Outstanding grammar schools including the high achieving Judd School for boys and Tonbridge Grammar School for girls with specialist status including performing arts, maths and ICT, music and sports. Also available is Somerhill prep school, the independent Kent College, the West Kent College of further education and a small University of Kent campus as well as the famous independent Tonbridge School founded in 1553. This provides the thriving EM Forster theatre and leisure club (TSC) with extremely good facilities available to external club members including a swimming pool, gymnasium, athletics track and tennis courts, while the town itself offers a golf centre, football, rugby, tennis, bowls and cricket clubs. Horsey enthusiasts can enjoy their sport at the Riding Farm Equestrian Centre and there is boating and angling on the River Medway and surrounding lakes.”

* 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.







Travel

By Road:	
Hadlow	2.7 miles
Tonbridge Station	3.5 miles
Tunbridge Wells	8.1 miles
Sevenoaks	8.6 miles
Dover Docks	57.8 miles
Channel Tunnel	45.6 miles
Gatwick Airport	31.6 miles
Charing Cross	39.9 miles

By Train from Tonbridge:

London Bridge	31 mins
Charing Cross	42 mins
Victoria	1hr 05 mins
Ashford International	37 mins
Hastings	48 mins

Healthcare

Warders Medical Centre	01732 770088
Trenchwood Medical Centre	01732 352784
Tonbridge Medical Group	01732 352907
Tunbridge Wells Hospital	01622 729000

Education

Primary Schools:	
Shipbourne Primary School	01732 813344
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169

Secondary Schools:	
Tonbridge Grammar School	01732 365125
Weald of Kent Grammar School	01732 373500
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555

Leisure Clubs & Facilities

Tonbridge School Centre	01732 304111
Cowdrey Cricket Club	01732 356403
Tonbridge Tennis Club	07956 311273
Tonbridge Golf Centre	01732 353281
Poult Wood Golf Club	01732 364039
Tonbridge Bowling Club	01732 358528
Tonbridge Town Sailing Club	07813 259167
Tonbridge Angling Club	07947557140
Riding Farm Equestrian Centre	01732 838717

Entertainment

EM Forster Theatre
Oast Theatre
The Angel Centre
The Chaser Inn
The Greyhound
Verdegris
Ela Bella

Local Attractions / Landmarks

Tonbridge Castle
Haysden Country Park
Tonbridge River Trips
Hever Castle
Knole House and Park
Penshurst Place

GROUND FLOOR

Sitting / Dining Area 21'2 (6.46m) x 17'7 (5.36m) narrowing to 12'6 (3.81m)
Kitchen Area 12'5 x 9'6 (3.79m x 2.90m)
Downstairs Cloakroom

FIRST FLOOR

Balcony
Bedroom 1 12'4 x 11'9 (3.76m x 3.58m)
En-suite shower
Balcony
Bedroom 3 12'5 x 9'0 (3.79m x 2.75m)
Bathroom 8'3 x 5'4 (2.52m x 1.63m)

SECOND FLOOR

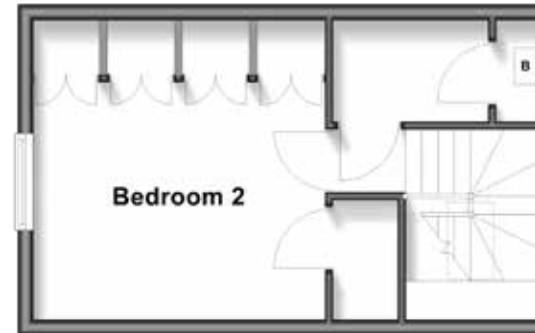
Bedroom 2 12'5 x 9'10 (3.79m x 3.00m)

OUTSIDE

Garage 17'4 x 10'11 (5.29m x 3.33m)
Rear Garden
Communal Garden
Tennis Court

Second Floor

Approx. 25.2 sq. metres (271.7 sq. feet)



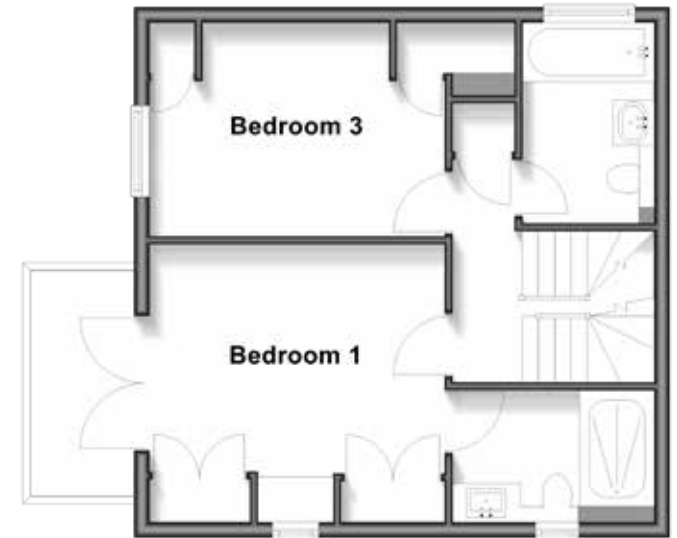
Ground Floor

Approx. 46.5 sq. metres (501.0 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)
(excluding Balcony)



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