



Alexandre Boyes

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10 Woodgate Manor, Swaylands Estate, Penshurst Road, Penshurst, TN11 8DY



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Montpelier Lodge, 48 Mount Ephraim, Tunbridge Wells, Kent TN4 8AU

10 Woodgate Manor, Swaylands Estate,  
Penshurst Road, Penshurst, TN11 8DY

- Penthouse Apartment
- Reception Hall
- Kitchen/Breakfast Room
- Drawing Room with Balcony
- Kitchen/Breakfast Room with Balcony
- Study Area
- Master Bedroom with Ensuite Bathroom
- Second Bedroom with Ensuite Shower room
- Large Roof Terrace with far reaching views.
- Extensive communal grounds
- Communal Tennis Court
- Garage
- Parking Space
- 4.3 Miles to Tonbridge Station
- Walking distance to Penshurst Village



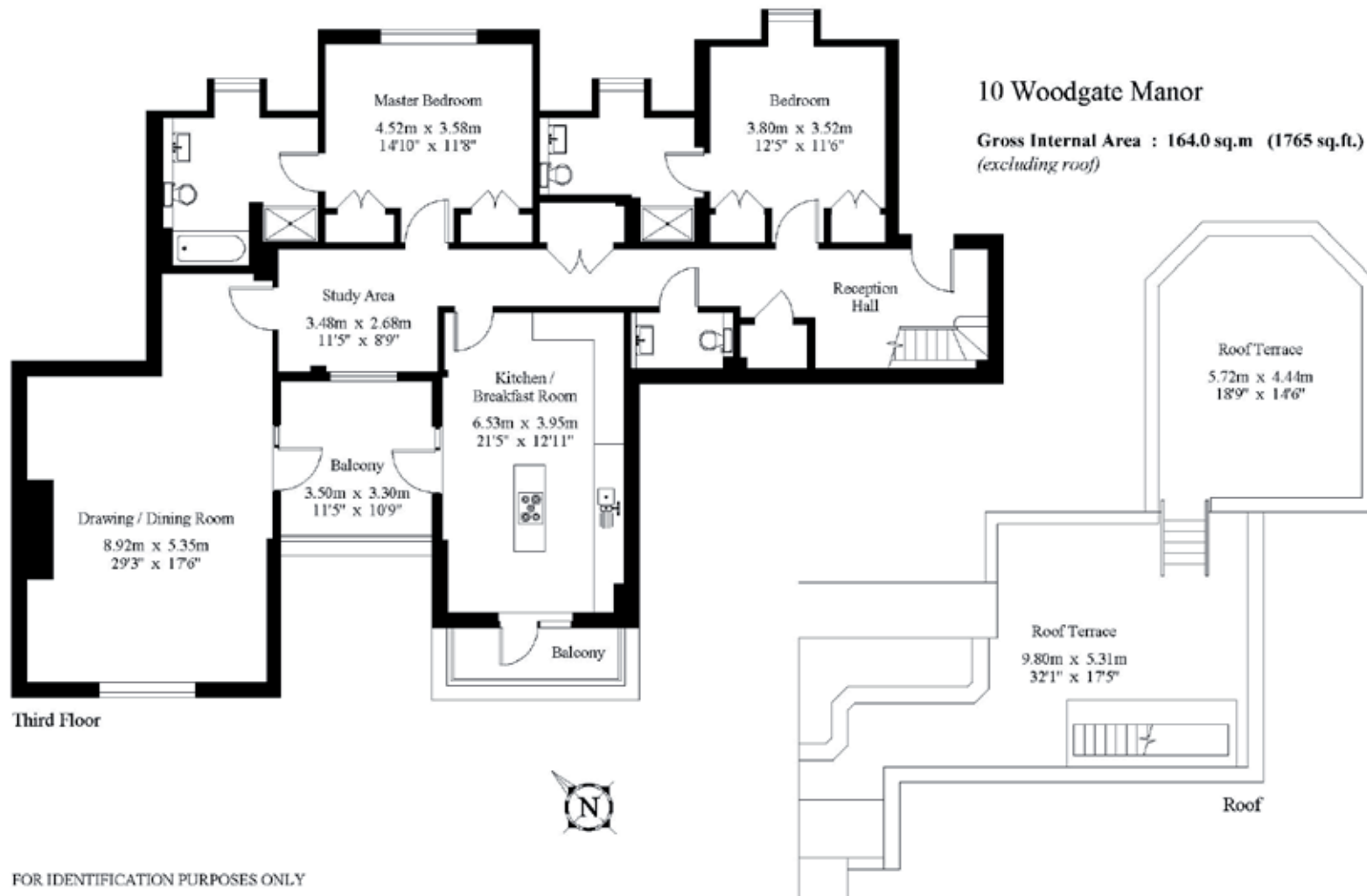
A fantastic penthouse apartment with exceptional views from all the principle rooms in this handsome modern block close to the historic village of Penshurst. The property benefits from one of the finest roof terraces we have seen and an internal viewing is highly recommended to appreciate this exciting opportunity.

The Swaylands Estate is one of the premier residential country estates in the South East. Accessed via electric security gates, Woodgate Manor is approached by a sweeping drive and sits next to the estate's private lake, surrounded by a substantial rockery which featured in *Country Life* in 1906 with its waterfalls and caves. Extending to forty acres, the grounds include a tennis court, private cricket pitch & gymnasium for exclusive use by the residents, formal gardens as well as extensive pasture to enjoy country walks.

### Viewing

Strictly by appointment with Alexandre Boyes 01892 354080. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





**IMPORTANT NOTES**

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

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