

16 Swaylands Penshurst, Kent



Jackson-Stops
& Staff



People **Property** Places



A stunning 3 bedroom ground floor apartment with superb views within the exclusive Swaylands Estate near historic Penshurst village

- London – 39 miles
- Sevenoaks – 9 miles
- Tonbridge – 5 miles
- Royal Tunbridge Wells – 6 miles
- Penshurst – 0.8 mile

Features

- Communal Entrance Hall
- Impressive Communal Hallway leading to No. 16
- Apartment 16 Entrance Hall
- Drawing Room/Orangery
- Sitting/Family Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Master Bedroom Suite
- Guest Bedroom Suite
- 3rd Bedroom Suite (currently used as Study)
- Guest Cloakroom
- Garage
- Large Basement Storage Room
- 2 Allocated Parking Spaces
- 40 acre Communal Grounds with Tennis Court and Residents' Gym

Location

The exclusive Swaylands Estate is surrounded by the most spectacular countryside with stunning views, within the High Weald Area of Outstanding Natural Beauty, close to the historic village of Penshurst.

Mainline train services are available from Sevenoaks, Tonbridge, Hildenborough or Tunbridge Wells stations to London Bridge, Cannon Street and Charing Cross. www.nationalrail.co.uk

The A21 links to the national motorway network, giving connections to London Heathrow, Gatwick and Stansted airports, the Channel Tunnel and ferry ports and the International Eurostar stations at Ebbsfleet and Ashford.

Amenities

Shopping & Dining: Local shopping in Penshurst and Bidborough; several historic inns in the area including the Leicester Arms, the Bottle House, The Spotted Dog and the newly opened Kentish Hare in Bidborough. Comprehensive facilities in the major centres of Sevenoaks, Tonbridge and Royal Tunbridge Wells.

Schooling: Includes Penshurst state primary school; grammar schools in Tunbridge Wells and Tonbridge; Tonbridge and Sevenoaks public schools. www.schoolswebdirectory.co.uk

Leisure Facilities: Include sailing at Bough Beech Reservoir; several golf courses nearby including Nizels in Hildenborough. Places of interest in the local area include Penshurst Place, Chiddingstone Castle, Hever Castle; NT properties include Ightham Mote, Knole House, Chartwell House and Emmetts Garden.



Description

No. 16 is a superb ground floor apartment, located within Swaylands House, which has been significantly upgraded by the present owners including bespoke handmade Chamber Furniture fitted kitchen/breakfast room and master bedroom suite.

The stylishly refurbished Swaylands House – listed Grade II and dating back to the mid 19th century, with its castellated turrets, tall chimneys, mullioned windows and imposing archways – forms the centrepiece to the exclusive Swaylands Estate, which also comprises Drummond Hall and Woodgate Manor and the cottages within the Clockhouse Mews.

Originally in private ownership as a country estate, the house has a colourful past with Royal and literary connections. It is rumoured that John Buchan wrote “The Thirty-Nine Steps” at Swaylands and Princess Mary of Tech (later Queen Mary) and Edward VII visited the house.

Later the house was requisitioned during World War II by the British military followed by a period as a boys’ boarding school and more recently it has been imaginatively divided into 28 individual apartments, all offering luxurious and spacious accommodation of the highest specification, with modern conveniences whilst retaining period features.

Accommodation

- Steps down to Entrance Hall with teak flooring, leading to drawing room/orangery and study/bedroom suite 3, large airing cupboard on left and double doors opening to
- Open plan Kitchen/Breakfast Room with excellent range of bespoke fitted quarter cut Oak units (Chamber Furniture) with Indian granite worksurfaces, integrated appliances include a pull-out fridge, Miele dishwasher,

2 double ovens, combination microwave oven, steam oven with warming drawer beneath, Miele induction hob with overhead canopy extractor fan, 1 ½ bowl inset stainless steel sink with macerator and compactor alongside

- Steps up to 2nd part of kitchen – well planned Utility Room with continuation of bespoke units and integrated appliances including Sub Zero freezer, wine cooler and fridge, full height cupboard and 2 pull-out larder units, stainless steel inset sink, Miele tumble drier and washing machine, Keston wall hung gas fired boiler in further cupboard
- Breakfast Room – a lovely room with glazed doors opening onto private terrace and the gardens beyond, Chamber Furniture bespoke dresser unit to match kitchen units (maybe available by separate negotiation)
- Study/Bedroom 3 with En-Suite Shower Room – currently used as a study and occasional bedroom, glazed doors open to the private terrace outside the breakfast room
- Drawing Room/Orangery – a magnificent room with arched glazed doors on 3 sides opening onto the wrap-around private terrace; far-reaching views over the gardens and countryside beyond; stone surround fireplace with inset electric coal effect fire, black granite hearth
- Open Plan Dining Room with arched glazed doors opening onto private terrace
- Steps up to Sitting/Family Room – decorative alcoves on each side of the room with bespoke display units and freestanding chests of drawers, wall mounted television (maybe available by separate negotiation), 2 steps up to archway opening to inner hallway leading to the principal bedroom suites
- 2 deep storage cupboards on the right side of hallway and further built-in double cupboard at far end with hanging rail and shelves above







- Guest Cloakroom with white low level wc, corner fitted vanity unit with mirrored cabinet above
- Master Bedroom Suite with dressing area with Chamber Furniture bespoke fitted wardrobe units in walnut and steps up to bedroom with matching freestanding bedroom furniture (maybe available by separate negotiation), further built-in wardrobes, windows to front
- En-Suite Bathroom with white suite, separate shower cubicle, low level wc, built-in vanity unit with round bowl, inset mirror and lighting above with cupboards on each side and below, cream floor and wall tiles
- Guest Bedroom Suite with dressing area with 2 built-in double wardrobes, steps up to bedroom with windows to front
- En-Suite Shower Room – white suite, rainforest shower head, low level wc, pedestal sink, white wall and floor tiles with coloured trim

Outside

The Indian sandstone terrace wraps around the Orangery which is for the sole use of Apartment 16. There are 2 allocated parking spaces and a garage with power and light, located within a block of garages. There is a basement storage room.

The 40 acres of communal grounds comprise formal gardens with an impressive terrace, parkland and fields, a lake and a rockery constructed using locally quarried stone in the 19th century. The surrounding rolling countryside forms a breathtaking backdrop and outstanding views. There is also an outdoor tennis court and a gymnasium located in the main house for the enjoyment of all residents.



Property Information

Postal Address: 16 Swaylands, Penshurst Road, Penshurst, Kent, TN11 8DZ.

Services: Mains electricity, water and gas. Gas fired boiler for underfloor heating and hot water.

Local Authority: Sevenoaks District Council – 01732 227000.

Current Council Tax Band: G.

Tenure: Leasehold with Share of Freehold – 125 years from 1 January 2006.

Outgoings for period 01/07/2014 – 31/12/2014:

Estate Service Charges including Reserve Fund – £2,569.30.

Ground Rent – £225.00.

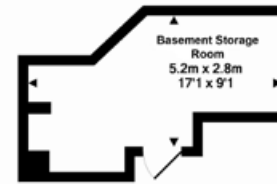
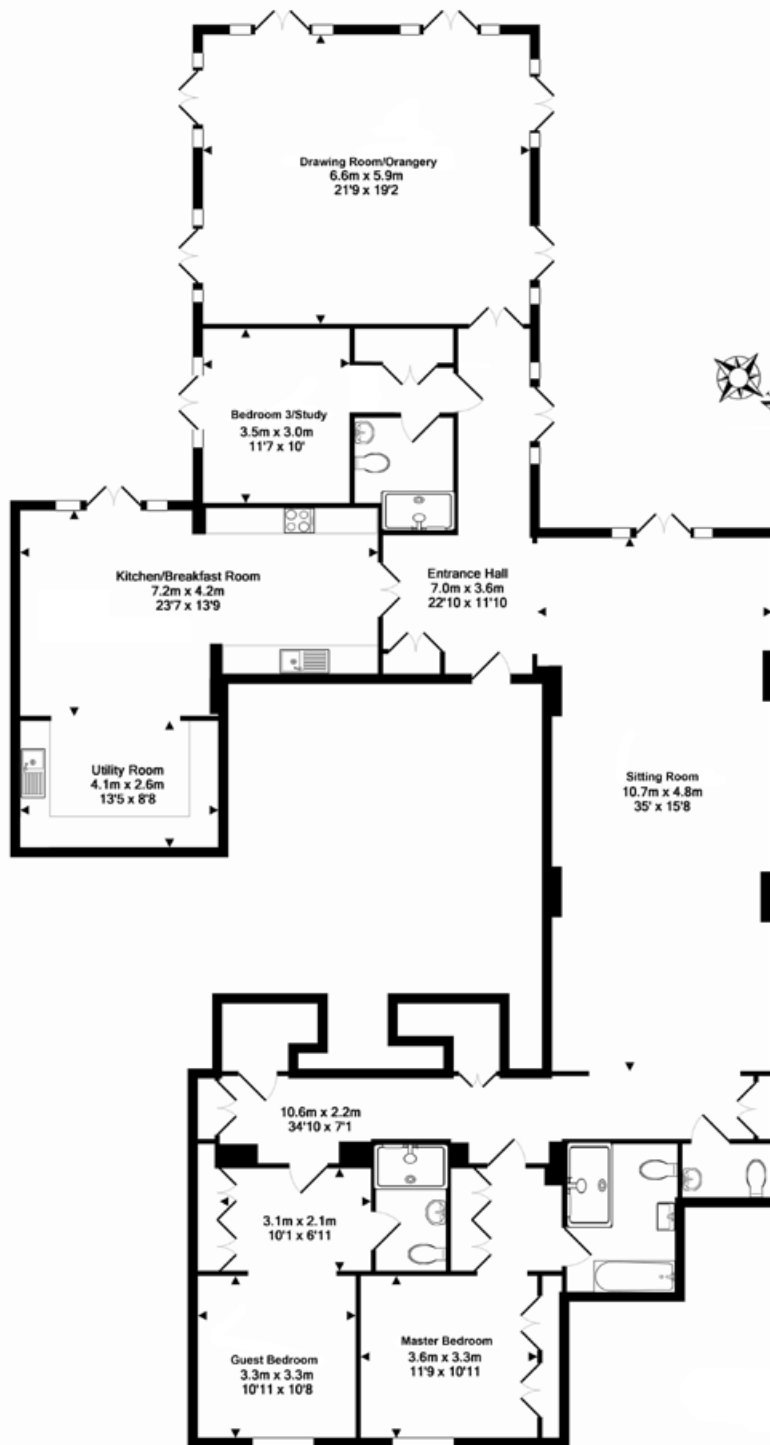
Fixtures, Fittings & Chattels: Fixtures, fittings and chattels are excluded from the sale but maybe available by separate negotiation.

Viewing: Strictly by appointment with sole agent Jackson-Stops & Staff – 01892 521700.

Directions (Postcode: TN11 8DZ)

From the centre of Tunbridge Wells, take the A26 northwards towards Tonbridge, passing through Southborough and past the Green and the Cricket Ground on the left hand side. Turn left onto Bidborough Ridge (B2176) signposted Penshurst and Chiddingstone. Continue on this road for about 2.8 miles passing through Bidborough village and the gated entrance to the Swaylands Estate will be found on the left hand side.

The entrance to No. 16 is on the right hand side of the main building and the apartment can be found on the ground floor.



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

Total Approx Floor Area: 229.34 SQ.M (2396 SQ.FT)

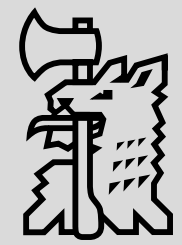
(Excluding Basement Storage Room)

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