



3 Swaylands

Penshurst Road, Penshurst, Kent, TN11 8DZ

Batcheller
Monkhouse

Our Corner of England



3 Swaylands

An opportunity to acquire a sensational ground floor apartment formed from the principal rooms of the original elegant villa.

Ground Floor

- Reception Hall
- Cloakroom
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Main Bedroom with En Suite Bathroom

- Guest Bedroom with En Suite Shower Room
- Study/Bedroom 3
- Storage Room

Outside

- Garage
- Double Parking
- Terrace
- Communal Grounds of 40 Acres including Tennis Court and Gym



DESCRIPTION

Swaylands enjoys an elevated position, in an area of High Weald Outstanding Natural Beauty, with far reaching southerly views across its delightful landscaped gardens and grounds, culminating at the River Medway. Swaylands is a secure development on the edge of Penshurst village which is within 0.5 of a mile. The picturesque village has a primary school, doctors surgery, tea room, garage and pub, together with the Historic nearby Penshurst Place house and gardens.

This impressive ground floor apartment is formed from some of the principal rooms of the original house with a superb feeling of light and space with high ceilings, underfloor heating with individual room thermostats and an attractive aspect across the gardens and grounds, including doors opening to an adjoining terrace. The property was extensively renovated in 2008 and retains a wealth of period features with a number of more contemporary finishes to the kitchen and bathrooms.

The main features of the property include:

- **Reception hall** with a **cloakroom** to one side. Two storage cupboards
- **Drawing room** which is dual aspect with a full height bay window to the side incorporating double doors to the East terrace.
- Double doors open to the **dining room** which again is dual aspect with two sets of high deep windows and walnut flooring.
- **Kitchen/breakfast room** has a range of units to floor and wall, granite working surfaces that extend to a peninsula breakfast bar, stainless steel Neff 6 burner range cooker with extractor canopy over, integrated coffee maker, wine cooler and fridge freezer. There is a full height bay window to the rear with delightful views and double doors opening to the South terrace.
- The **main bedroom** has two sets of windows to the front including a projecting raised bay and **en suite shower room** with contemporary Porcelanosa fittings, walk-in shower and vanity basin.
- **Guest bedroom** has a window to the South and **en suite shower room** with walk-in shower cubicle.
- **Study/bedroom 3** with a window to the South. **Storage room** under the stairs off the communal hallway.
- **Historical note** - the principal rooms forming this apartment included the main drawing room and music room of the original house and Swaylands hosted the Prince of Wales, later to become King Edward VII, as well as Siegfried Sasson and J.M. Barrie, Princess Mary of Teck (later Queen Mary)



OUTSIDE

Security gates open to Swaylands, the property has a garage and two parking spaces. The communal gardens and grounds are a real delight.

Number 3 has the benefit of a terrace to the East and South of the apartment. Beyond this is a broad terrace across the rear of the property has steps leading down through a sandstone wall to formal well stocked gardens blending into park-like land beyond including a tennis court, gym and cricket pitch for the residents' use, together with riverside woodland and a pond, in all 40 acres.

AMENITIES

Local: Swaylands enjoys a position only 0.5 of a mile from the village of Penshurst with a primary school, doctors surgery, tea room, garage and pub, together with the Historic nearby Penshurst Place with house and gardens

Towns: Tonbridge (4.5 miles), Tunbridge Wells (5.4 miles) and Sevenoaks (8.7 miles) for more comprehensive shopping and amenities.

Transport: Penshurst station (2.6 miles), Tonbridge Station (4.2 miles) and Hildenborough (5 miles) with services to London. A21 (about 3.6 miles) connecting to local motorway networks.

Schools: Penshurst C of E Primary School. The area has a good choice of schools in both state and private sectors including the grammar schools in Tonbridge and Tunbridge Wells.

Leisure: Penshurst Place (0.8 of a mile), and walking in the Area of Outstanding Natural Beauty. A gate in the garden leads to an easy walk to Penshurst village





DIRECTIONS

From Penshurst head towards Bidborough on the B2176, up the hill and after 0.5 of a mile Swaylands will be found on the right hand side.

Additional Information

Local Authority: Sevenoaks District Council

Services (not checked or tested): Mains gas, water and electricity. Drainage

Links: www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk
<https://en.wikipedia.org/wiki/Swaylands>

Tenure: Share of Freehold. 125 Year Lease from 1 January 2006.
Current maintenance charges are approximately £6,000 per annum.

EPC: EPC rating C

Council Tax Band: G



GUIDE PRICE £1,250,000 - £1,325,000

Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

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3, Swaylands, Penshurst Road, Penshurst, TN11 8DZ

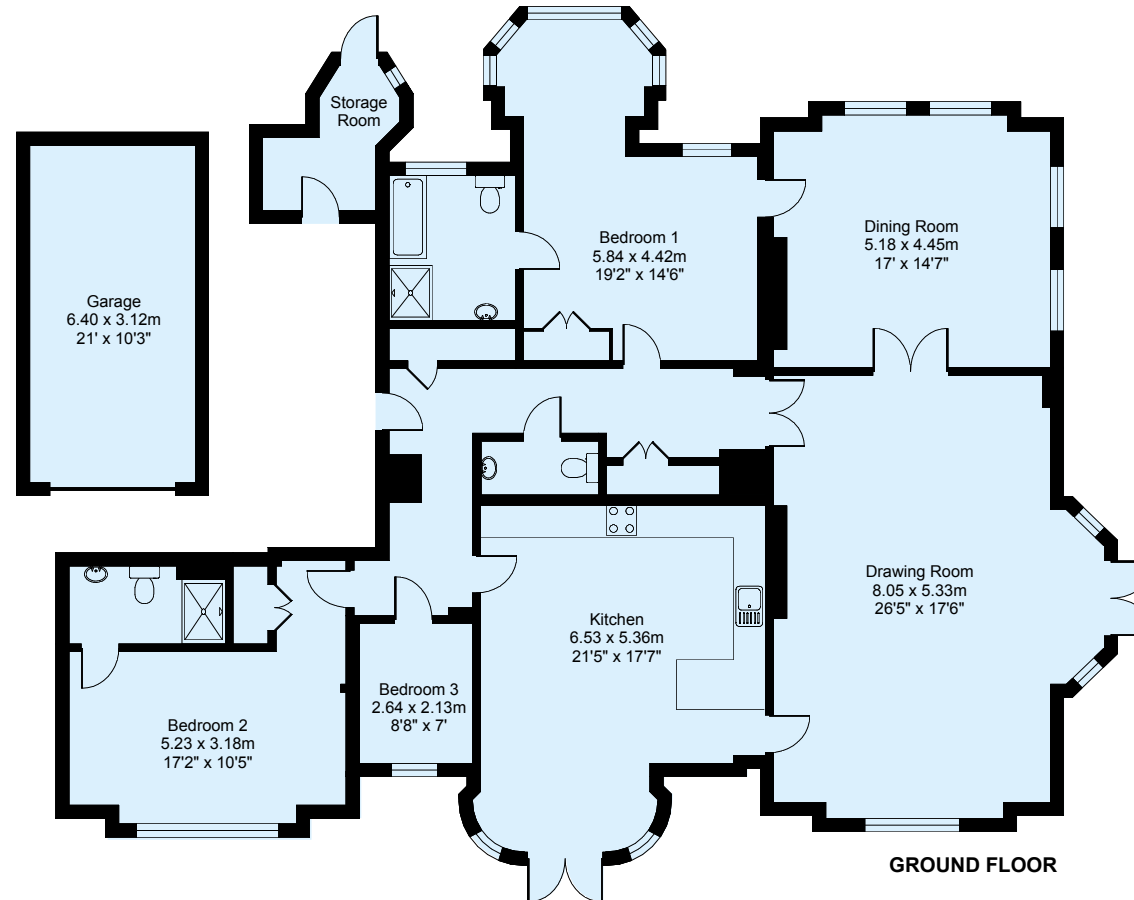
Approximate Area = 2082 sq ft / 193.4 sq m

Garage = 217 sq ft / 20.1 sq m

Storage = 71 sq ft / 6.5 sq m

Total = 2370 sq ft / 220.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Batcheller Monkhouse. REF: 714432