



A substantial family home set on a private lane

Saints Hill, Penshurst, Tonbridge, Kent, TN11

£7,750 pcm plus fees apply, Unfurnished
Available from 25.10.2021



- Beautifully present throughout • Spacious accommodation
- Excellent outdoor space • Ample parking and carport
- Private location

About this property

Set on a private lane with a gated entrance, is this substantial family home which has been built and finished to an exceptionally high standard. The property is situated on the edge of the picturesque village of Penshurst.

Accommodation consists of:

Lower ground floor

Reception room/ cinema room, shower room, laundry room and wine store.

Ground floor

Entrance hall with beautiful oak staircase, drawing room, dining room with wood burner, kitchen/ breakfast room, utility room, study and downstairs cloakroom.

First floor

Principle bedroom suite with dressing room, en suite bathroom and study/ nursery space, three further bedrooms all of which are en suite.

Second floor

Substantial storage space and shower room.

Externally, there is ample gated gravel parking to the front of the property. Additionally, there is a double car port/ barn.

Furnishing

Unfurnished

Local Authority

Sevenoaks District Council
Council Tax Band = H

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.





Local Information

The property is situated in an Area of Outstanding Natural Beauty in an elevated position accessed by a small private road, shared with 4 houses, on the rural fringe of the picturesque village of Penshurst.

Famous for its 14th Century stately home, Penshurst Place, once owned by Henry VIII, amenities include a church, village hall, tea room, post office, garage, doctor's surgery and public house. Penshurst cricket pitch is one of England's oldest and lies within the grounds of Penshurst Place.

Tunbridge Wells (5.5 miles), Tonbridge (7 miles) and Sevenoaks (10.3 miles), offer a wider choice of facilities.

Private and state schools: Penshurst primary, Kent grammar schools in Tonbridge and Tunbridge Wells, Holmewood House Preparatory in Langton Green, Sevenoaks Preparatory. Public schools in Sevenoaks and Tonbridge.

Mainline rail: Hildenborough (5.6 miles) to London Charing Cross/Cannon Street from 41 minutes. Penshurst (3.4 miles), London Cannon Street from 57 minutes; London Victoria from just over an hour.

Communications: The A21 is accessible at Tonbridge and links to the M25 and national motorway networks and thereby to Heathrow and Gatwick airports, the channel ports and Channel Tunnel Terminus.

Please note that all distance and timings are approximate.

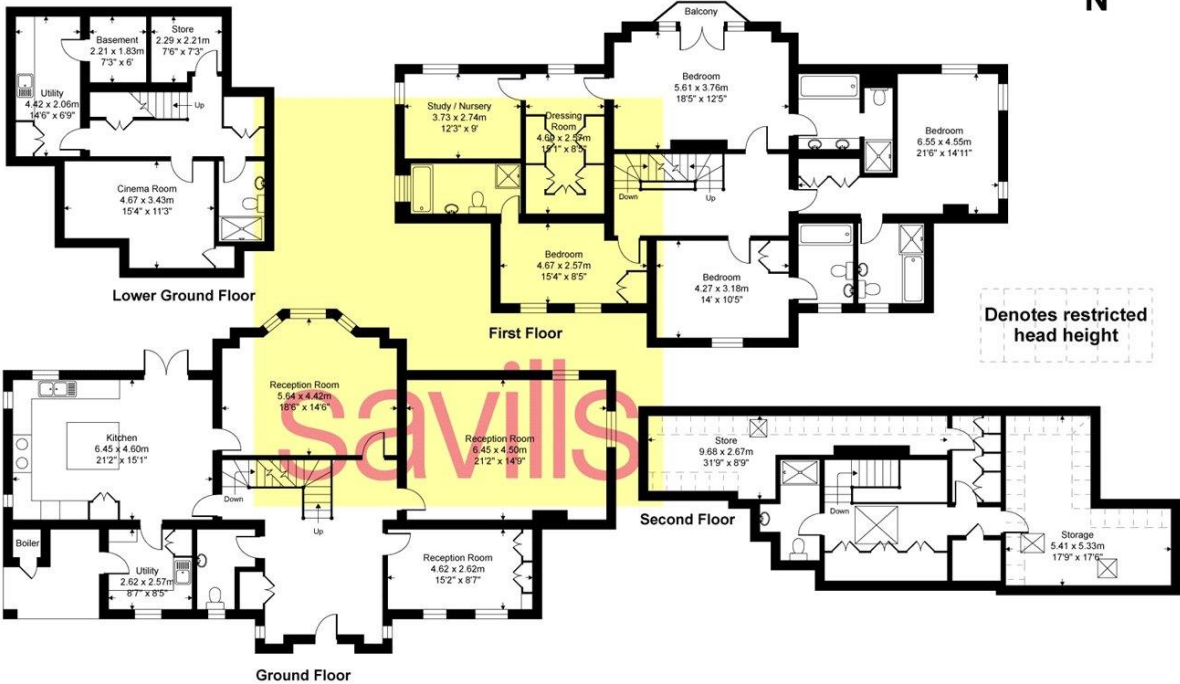



Saints Hill, Penshurst, Tonbridge, Kent, TN11
Gross Internal Area 4000 sq ft, 371.6 m²

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Saints Hill, Penshurst, Tonbridge, TN11 8EN

Gross internal floor area (approx):
371.6 sq m / 4000 sq ft (Excludes Restricted Head Height, Boiler & Includes Basement)
For Identification only - Not to scale
Niche Communications



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | 81 | 90 |
| EU Directive 2002/91/EC  | | |

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*There are different rules and fees for different tenancy types. For details of our fees and charges please go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide).
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