



# REDWOOD

PENSHURST  
KENT

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PENSHURST ROAD, PENSHURST, KENT TN11 8HY

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Elegant Queen Anne style property designed and built by Quinlan & Francis Terry, occupying an elevated position set in superb parkland grounds with far reaching westerly views



Reception Hall, Drawing Room, Sitting Room, Dining Room, Family Room, Study, Office, Kitchen, Breakfast Room,  
Secondary Kitchen, Cloakroom

Master Bedroom with 2 En Suites, 4 further Bedrooms, 3 Bath/Shower Rooms

Extensive Basement Floor providing Wine Cellar, Utility Room, Store Rooms, Plant Room

Detached 3 Bedroom Lodge

4 Car Garage, 3 Bay Open Barn

Swimming Pool, Walled Kitchen Garden with Extensive Greenhouses and Workshop

Lake and Ponds

**Gardens and Grounds amounting to about 18.5 acres**



## Description

Redwood is an exceptional Queen Anne style property designed and built by Quinlan & Francis Terry, <http://qftarchitects.com>. Quinlan Terry is the foremost post-war classical revivalist who is best known for his numerous country houses, many of which have been designed to incorporate Palladio's rules and proportions, but other successful projects have included designing Brentwood Cathedral and refurbishing 10 Downing Street. The house was built in 1990 with the two elegant Regency style wings added in 2005, together with the detached 3 bedroom lodge.

Internally, the house is superbly proportioned with elegant architectural features, and the principal reception rooms have glorious views over the established grounds. The house sits in a commanding position overlooking its parkland grounds which open to far reaching views over the adjoining countryside.

Points of note include:-

- Striking imperial staircase, Portland Stone fireplaces, Portland Stone and oak flooring, sash windows some with shutters, panel doors, brass door furniture, dado rails, cornice, ceiling roses and radiator covers.



- The principal reception rooms together with the spacious reception hall provide excellent formal entertaining areas.
- The triple aspect drawing room has a superb outlook over the grounds including far reaching views to the west. There is a Portland Stone fireplace and a door to outside.
- The double aspect dining room also has a fireplace and display recesses to either side. The sitting room has commanding views over the rear garden towards the lake with direct access to the rear terrace.
- Informal living is provided by the spacious family room which has direct access to the gardens and sits adjacent to the breakfast room which has a fitted dresser, and outlook over the rear gardens.



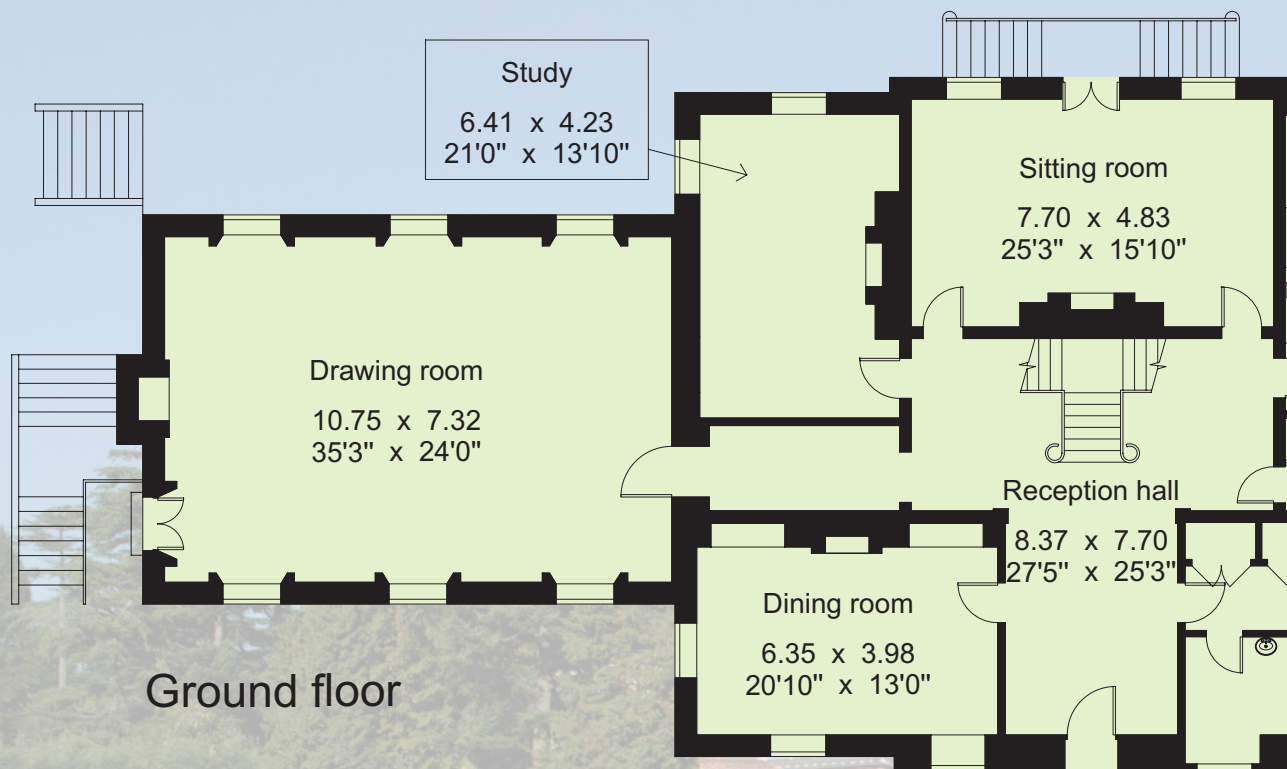


- The generous kitchen is fitted with a comprehensive range of wall and base cupboards with a matching island unit and granite work surfaces. Appliances include a four oven Aga with matching Aga Fridge and Freezer, Miele oven and hob, dishwasher and steam oven. This room is double aspect and features attractive window seats.
- There is a secondary kitchen with a Britannia range style oven, a dishwasher and space for fridge and microwave.
- The study is double aspect with views to the rear, and a smaller office has an outlook to the front.
- The extensive basement comprises a thermostatically controlled wine store, three storage rooms, a plant room, boiler room and well appointed utility room with direct access to outside and an adjoining shower room.
- From the reception hall, the impressive imperial staircase rises to the galleried landing and features a roof light window and attractive arched display recesses.
- The master suite comprises a bedroom with far reaching views over the grounds and beyond. There are two well appointed dressing rooms, one with views to the rear and the second is fitted with extensive wardrobes and a W.C. and bidet. There are two en suites, one with a roll top bath and wash basin and the second with W.C. and wash basin with a connecting walk-in shower to both areas.
- The four further bedrooms all have views over the grounds and are fitted with wardrobes.
- Three well appointed bath/shower rooms complete the accommodation.
- The Lodge was built in 2005 by the present owners and comprises a sitting room, well appointed kitchen with adjoining breakfast room having direct access to the rear garden. There are three bedrooms all of which are en suite with either a bath or shower room. Outside is an area of garden and a single garage.

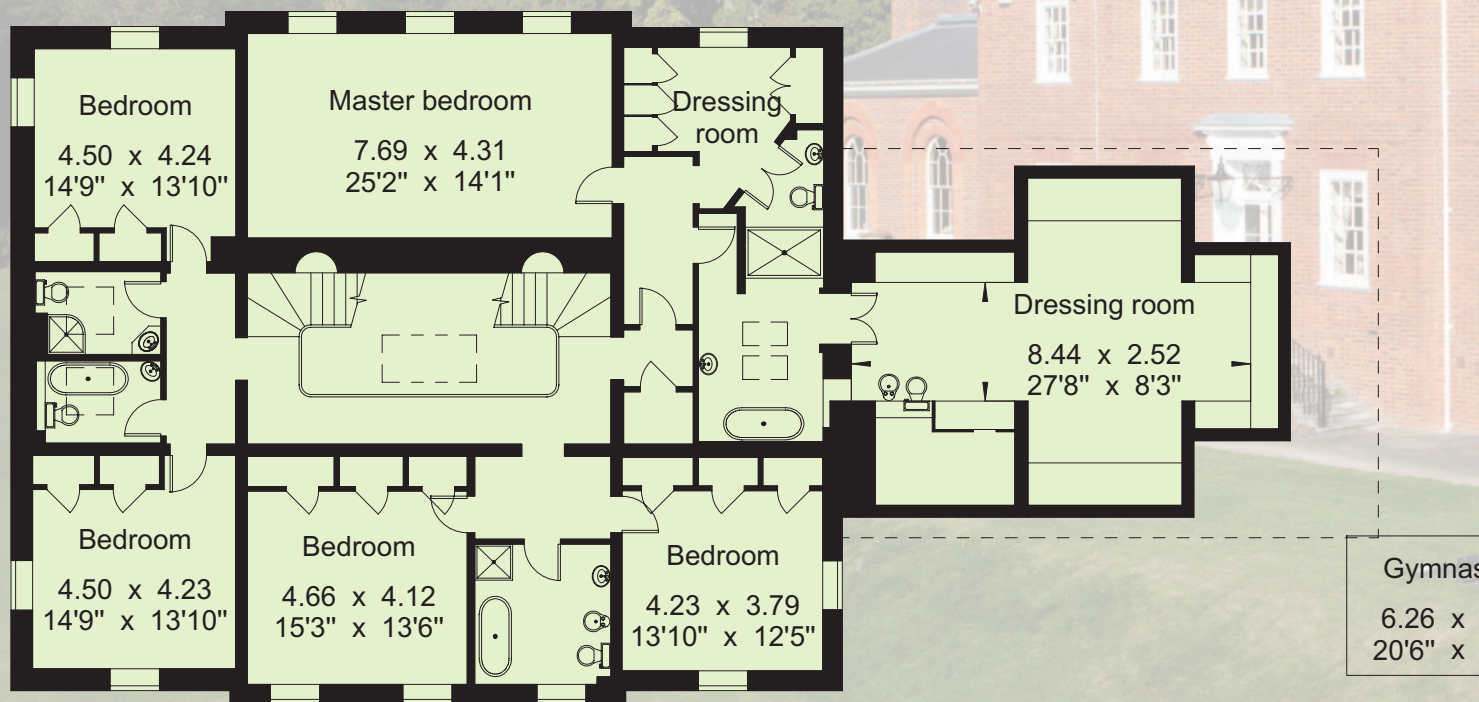




- The house is approached over a sweeping driveway which leads to the house and on to the garaging. The four bay garage has electrically operated doors with power and lighting connected. There is a brick built gardeners W.C. in the grounds.
- A spur leads from the drive to a pole barn which is used for housing the garden tractors with a workshop to one side.
- The established gardens and grounds provide a stunning setting to the house and feature a 2 acre lake. The gardens are principally laid to lawn and interspersed with many varieties of specimen trees and shrubs, paths lead around the grounds and there is a duck pond with duck house, a part walled paved garden with ornamental pond and water feature, and a superb walled kitchen garden. The kitchen garden measures about 0.6 of an acre and has fruit cages, a number of raised vegetable beds, an orangery, two substantial greenhouses and a workshop. To the south side of the house is a generous paved area where the heated swimming pool is located. There is a further terrace stretching the width of the house and extending to provide a generous seating area where far reaching views can be enjoyed and ideal for al fresco entertaining. To the far perimeter is an extensive woodland and in total the grounds amount to about 18. acres.



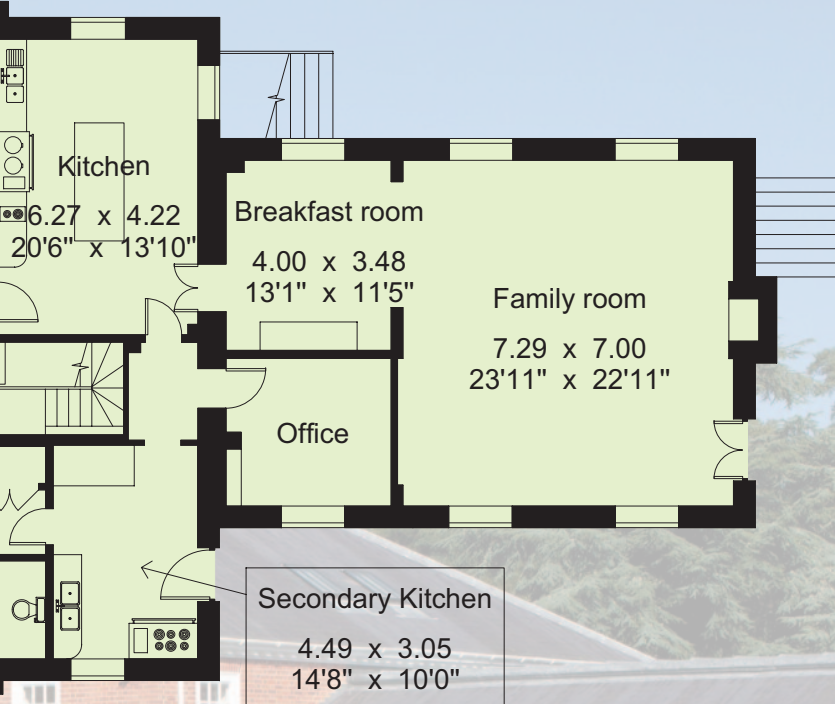
Ground floor



First floor



Basement



## Redwood, Penshurst

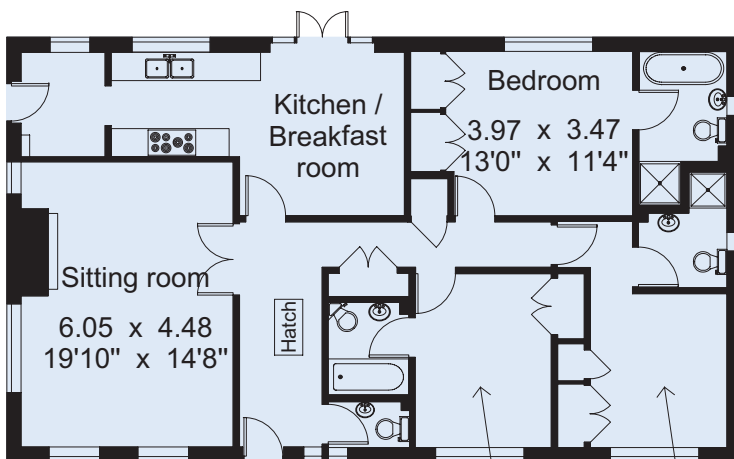
Gross internal area (approx.)

House - 975.0 sq m (10494 sq ft)

For identification only - Not to scale

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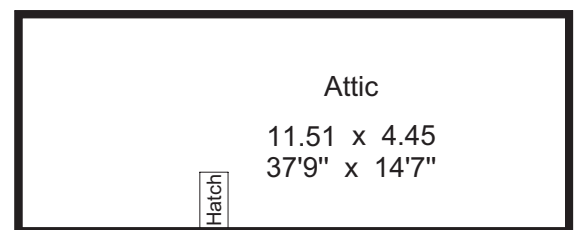
Lodge

Bedroom

3.69 x 2.89  
12'1" x 9'5"

Bedroom

4.81 x 2.88  
15'9" x 9'5"



Lodge - 125.2 sq m (1347 sq ft)





- Garage - 81.
- Barn - 57.0 s





### Situation

Redwood is situated in an Area of Outstanding Natural Beauty on the edge of the picturesque village of Penshurst with its ancestral home Penshurst Place, church, tea rooms, doctors surgery, garage and Post Office.

**Comprehensive shopping:** Tunbridge Wells, Sevenoaks, Tonbridge and Bluewater in Dartford.

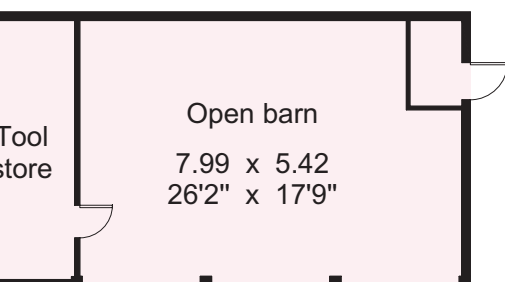
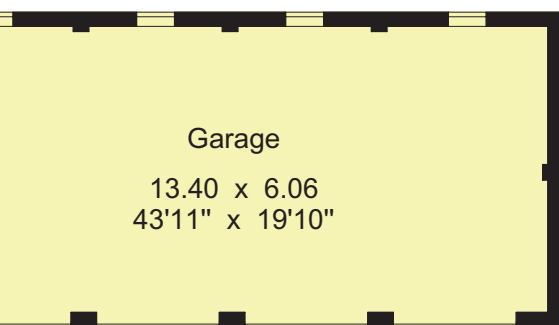
**Schools:** There are a number of highly regarded schools in the area including Chiddingstone, Fordcombe and Penshurst primary schools, Grammar schools in Tonbridge and Tunbridge Wells and private schools including Holmewood House in Langton Green, Sevenoaks and Tonbridge.

**Mainline Rail Service:** Hildenborough, Tonbridge, Sevenoaks and Tunbridge Wells to London. Also a local service at Penshurst station situated in Chiddingstone Causeway.

**Communications:** The A21 provides access to the M25 and national motorway networks, Heathrow and Gatwick airports. The M20 at Ashford provides access to the Channel Tunnel Terminus.

1 sq m (872 sq ft)

sq m (613 sq ft)



### *Directions* (TN11 8HY)

From the A21 southbound take the A225/B245 exit towards Sevenoaks/Weald/Hildenborough. At the roundabout take the second exit onto the B245, signposted towards Hildenborough and Tonbridge. Continue along this road and turn right signposted to Leigh and Penshurst. Proceed through the village of Leigh bearing left on leaving the village, signposted towards Penshurst. Continue for about 1.2 of a mile passing Station Road on the right hand side where the wrought iron gates for Redwood will be found on the right hand side.

### *Services*

Oil fired central heating via radiators. Mains water and electricity and private drainage. The Lodge has LPG gas central heating.

### *Outgoings*

Sevenoaks District Council – (01732) 227000.

Rates for 2016/2017

House – Tax band 'H' £3,180.58

The Lodge – Tax band 'G' – £2,650.48

### *Viewing*

Strictly by appointment with Savills or Strutt and Parker.

### *Important Notice*

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