



A charming New England style property set within private grounds of about 2 acres, on the edge of this popular village.

**Netherwood, Smarts Hill, Penshurst, Kent, TN11 8EB**

Freehold









- Wonderful setting • Recently refurbished and extended
- Versatile accommodation • Established gardens
- Swimming pool • Pool house and garaging
- Hildenborough station approx. 5.2 miles

#### About this property

Netherwood is an attractive New England style property dating from the 1950s which has been extended, remodelled and refurbished by the present owners. The versatile accommodation is arranged so the principal reception rooms have views over the delightful sweeping gardens to the front. Features include a bespoke kitchen by Woodwork, modern bathroom suites with digital showers. Within the grounds is a swimming pool and garaging and as a whole, the plot amounts to about 2 acres, providing a high degree of privacy.

- The principal reception rooms provide versatile entertaining areas and comprise a sitting room with parquet flooring and direct access to the front decking, a family room also with direct access to the front and a part vaulted ceiling. The conservatory has a wonderful outlook over and direct access to the gardens.

- The impressive kitchen/dining room is fitted with a bespoke range of oak lined wall and base cupboards by Woodwork with a matching island unit providing a breakfast bar and integral appliances by Neff. The room is double aspect with a square bay window to the front and attractive window seating together with a sunken dining area.

- Adjoining the kitchen is a boot/utility room with extensive storage and space for appliances.

- There are three bedrooms arranged over the ground floor, two have en suite bath/shower rooms and one also has a dressing room.

- A stylish shower room completes this floor.

- The first floor galleried landing has exposed timbers and provides a useful study/play area.

- There are two further bedrooms, one of which is split level and both have en suite shower rooms.

- A sweeping drive leads through the grounds and culminates by the house where the garages are located, both of which benefit from implemented planning permission to build a pitched roof. (16/01783/HOUSE).

- The gardens and grounds are a delightful feature with a variety of established trees and shrubs, together with undulating lawns. There is decking to the front of the property with paths leading to the rear where the swimming pool and pool house are located. In total, the area amounts to about 2 acres and provide a high degree of privacy.



### Local Information

- Netherwood is located on the edge of Penshurst village with its ancestral home Penshurst Place, church, tea rooms, doctor's surgery, garage and Post Office.
- Comprehensive Shopping: Tunbridge Wells (6.3 miles), Sevenoaks (9.8 miles), Tonbridge (6.2 miles) and Bluewater (26.7 miles).
- Mainline rail services: Hildenbrough (5.2 miles), Tonbridge (5.8 miles), Tunbridge Wells (6.4 miles) and Sevenoaks (10.4 miles) to London Bridge/Charing Cross/Cannon Street. Also a local service is provided at Penshurst station (2.8 miles) situated in Chiddingstone Causeway to London and Redhill/Gatwick.
- Primary Schools: Penshurst, Fordcombe and Langton Green.
- Grammar Schools: Weald of Kent Girls, Tonbridge Girls Grammar and Judd Boys Grammar schools in Tonbridge. Tunbridge Wells Girls and Boys Grammar Schools and the Skinners Boys School in Tunbridge Wells.
- Private Schools: Holmewood House Preparatory School in Langton Green, The Preparatory Schools at Brambletye, Stoke Brunswick and Ashdown. Tonbridge and Sevenoaks Public Schools.
- Leisure Facilities: Villa Golf in Blackham, Nizels Golf and Fitness centre in Hildenborough. Poult Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor and indoor swimming pools, the Angel Leisure Centre and a range of sporting clubs.
- All distances are approximate.

### Directions

From the A21 take the Weald/Sevenoaks/Hildenborough roundabout 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 into Penshurst village and turn right at the T-junction. Proceed out of the village and take the second turning on the right on to Smarts Hill. Netherwood is the second drive on the right hand side.

### Tenure

Freehold

### Local Authority

Sevenoaks District Council

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.  
Telephone:  
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Netherwood, Smarts Hill, Penshurst, Kent, TN11 8EB  
Gross Internal Area 3002 sq ft, 278.9 m<sup>2</sup>



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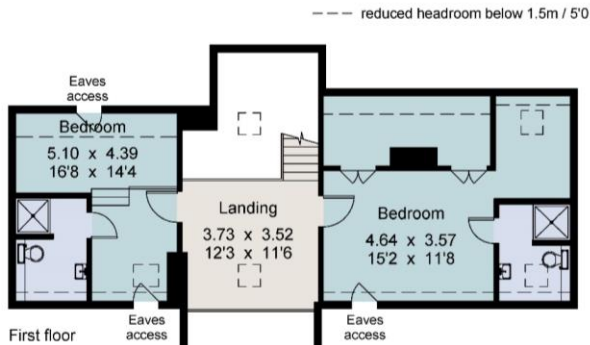
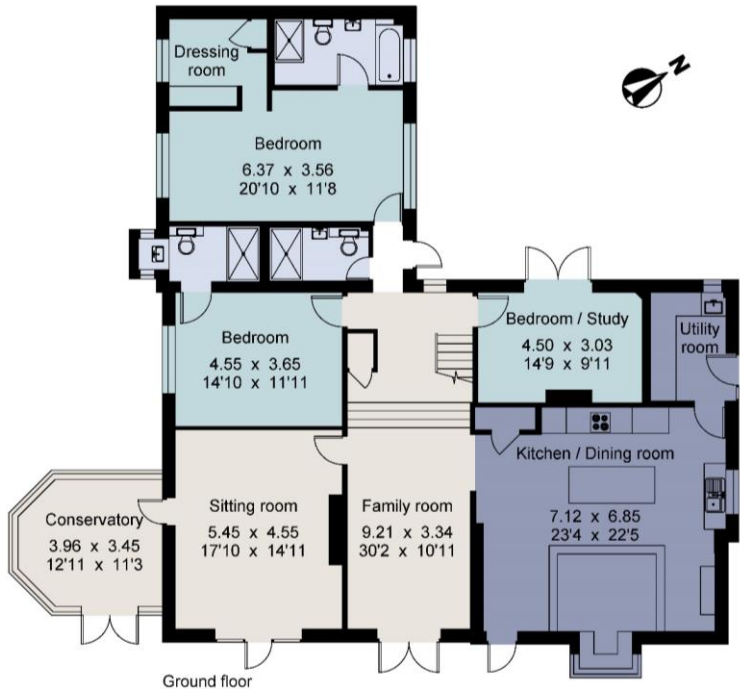
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**Netherwood, Penshurst**  
**Gross internal area (approx)** 278.9 sq m/ 3002 sq ft  
**Pool house** 8.5 sq m/ 91 sq ft  
**Garages** 63.6 sq m/ 684 sq ft  
**Total** 351 sq m/ 3777 sq ft

Pool house  
3.75 x 2.28  
12'3" x 7'5"

Garage  
5.56m x 4.86m  
18'2" x 15'11"

Garage  
6.10 x 6.02  
19'11" x 19'8"  
Approx.



For identification only - Not to scale  
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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   | 69      | 77        |
| EU Directive 2002/91/EC                     |         |           |

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