



A CHARMING TWO BEDROOM HOUSE SET IN THE CONVERTED STABLES COURTYARD OF THIS PRESTIGIOUS GRADE II LISTED VICTORIAN MANSION

22 SWAYLANDS, PENSHURST ROAD, PENSHURST, KENT, TN11 8DZ

Private entrance ♦ sitting/dining room ♦ kitchen/breakfast room ♦ cloakroom ♦ master bedroom with en suite bath/shower room ♦ further double en suite bedroom ♦ private terrace ♦ garage en bloc ♦ allocated parking space ♦ communal grounds of about 40 acres ♦ communal tennis court and gymnasium

Description

22 Swaylands is a well-proportioned attached two bedroom house forming part of the converted stable yard of the luxurious Swaylands Estate. With a private front door set into the attractive red brick external wall, the house is also accessed from within the cobbled yard with its arched entrance and impressive wooden gates.

Number 22 is an attractive property, occupying a sunny corner of the stable yard, with characterful brick details, some mullioned windows and a private south-east facing terrace. The double aspect reception room and master bedroom enjoy charming views over the stable yard and also across the frontage of the main house. There is an allocated parking space adjacent to the property and a single garage en bloc a short distance away. Additional visitors' parking is available. There is a tennis court within the grounds and a small gym in the main building for residents' use.

The property is further enhanced by the stunning and well-kept listed communal grounds featuring open lawns, mature planting and a tranquil ornamental lake set alongside what was once described as the largest rockery in Europe.



Savills Tunbridge Wells

53 High Street, Tunbridge Wells,
Kent TN11 1XU
tunbridgewells@savills.com
01892 507000

savills.co.uk



The Estate offers secure and convenient living on the outskirts of the historic village of Penshurst within a designated Area of Outstanding Natural Beauty in the heart of Kent. The original Swaylands House was built in the mid 1800s and later extended and sold to the banker George Henry Drummond, a close friend of Edward VII who is reputed to have been a regular guest. Between the wars the house was used as a specialist hospital and then a school from the 1950s until the end of the 1980s.

Situation

The exclusive Swaylands Estate is a secure gated community on the edge of the idyllic and picturesque Penshurst village which has a church, primary school, doctors surgery, tea room, a garage with general store and pub incorporating a restaurant and hotel. The village also offers Penshurst Place with its historic house, gardens and monthly farmers' market. Tunbridge Wells (about 5.4 miles) and Sevenoaks (about 8.7 miles) offer high street and out-of-town retail facilities, Langton Green (about 3.5 miles) has several local shops, whilst Tonbridge (about 4.5 miles) has a good choice of supermarkets.

Mainline rail: Penshurst (about 2.5 miles) with services to London Cannon Street and London Hildenborough (about 5 miles) and Tonbridge (about 4.2 miles) to London Charing Cross and Cannon Street.

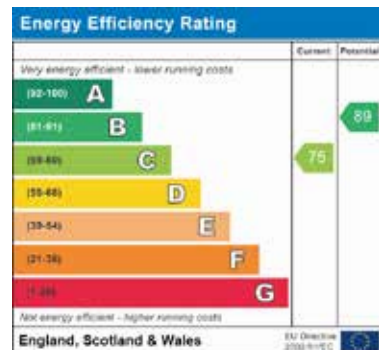
Directions: From Tunbridge Wells proceed out of town on the London Road (A26) towards Southborough. Pass through Southborough and continue past the Hand and Sceptre Pub on the right and the cricket pitch on the left. After about 0.6 miles, turn left into Bidborough Ridge, becoming Penshurst Road, and continue for about 2.8 miles where the entrance to The Swaylands Estate will be found on the left.

Services: Mains gas-fired central heating, mains water, electricity and drainage. Refer to agent for maintenance charges relating to the communal areas.

Outgoings: Sevenoaks District Council: 01732 227000. Tax Band F.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.



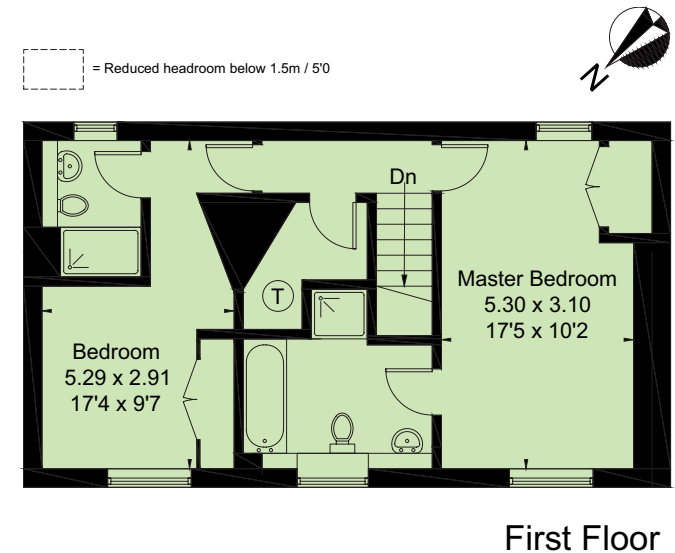
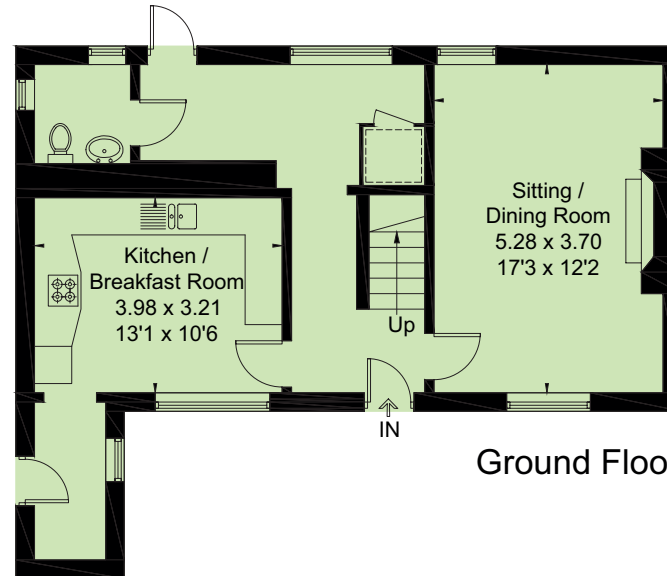
Viewing

Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

FLOORPLANS

Gross Internal Area (approx)

House = 108.3 sq m / 1166 sq ft



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