



Outstanding apartment, immaculately presented

**Swaylands, Penshurst Road, Tonbridge TN11 8DZ**

Share of Freehold





Triple aspect ground floor apartment of significant appeal  
• three bedrooms • immaculately presented • well-placed for access to rail services and A21 • garage plus two allocated parking spaces • stunning communal grounds and facilities including tennis court and gym • EPC rating: C

#### Local information

The exclusive Swaylands Estate, in the heart of the beautiful Kent countryside, is a secure gated community on the edge of the idyllic and picturesque Penshurst village. Penshurst has a church, primary school, doctors surgery, tea room, a garage with general store and a pub incorporating a restaurant and hotel. Penshurst Place is nearby, with its historic house, gardens and a monthly farmers' market.

Sales particulars relating to a sale of the Swaylands Estate in 1877 describe a very desirable property "in perfect order throughout, and fit for the immediate reception of a Nobleman's or Gentleman's family". Today, in 2020, these words still feel appropriate. The buyer, George Drummond, was swayed by the ease of commute to his bank in Charing Cross from the nearby Tonbridge station.

Indeed, Tonbridge (about 4.2 miles) and Hildenborough (about 5 miles) provide regular services to Charing Cross, via London Bridge, and Cannon Street. The A21 offers dual carriageway access to the M25 to the North.

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 including Waitrose, Sainsbury's and other budget options.

#### About the apartment

This elegant and spacious apartment, with over 2,000 ft<sup>2</sup> of accommodation, is formed from most of the ground floor of the original triple gabled villa dating to around 1840.

Following the substantial Tudor-inspired expansion of the house in the late 19th Century, these rooms remained the principal reception rooms of this important home and regularly hosted the Prince of Wales, later to become King Edward VII, as well as others such as Siegfried Sasson and J.M. Barrie.

The internal accommodation is enhanced by a separate secure storage room, single garage and two allocated parking spaces.

This wonderful light-filled apartment boasts high ceilings, expansive windows, a wealth of meticulously restored features and is immaculately presented to the highest modern standards.

Enjoying its own private wraparound terrace with access from the kitchen and the sitting room, there is also a glorious outlook over the 40 acres of Grade II Listed gardens and grounds that are such a delight for all residents to enjoy.

As a principal home or a luxurious retreat, this is a truly enticing opportunity for the most discerning of buyers.

**Tenure:** Share of Freehold

**Local authority:** Sevenoaks District Council

**Viewing:** Strictly by appointment with Savills







Swaylands, Penshurst Road, Penshurst, Kent TN11

Gross internal areas (approx):

Apartment 193.4 m<sup>2</sup> / 2,082 ft<sup>2</sup>

Storage room 6.66 m<sup>2</sup> / 71 ft<sup>2</sup>

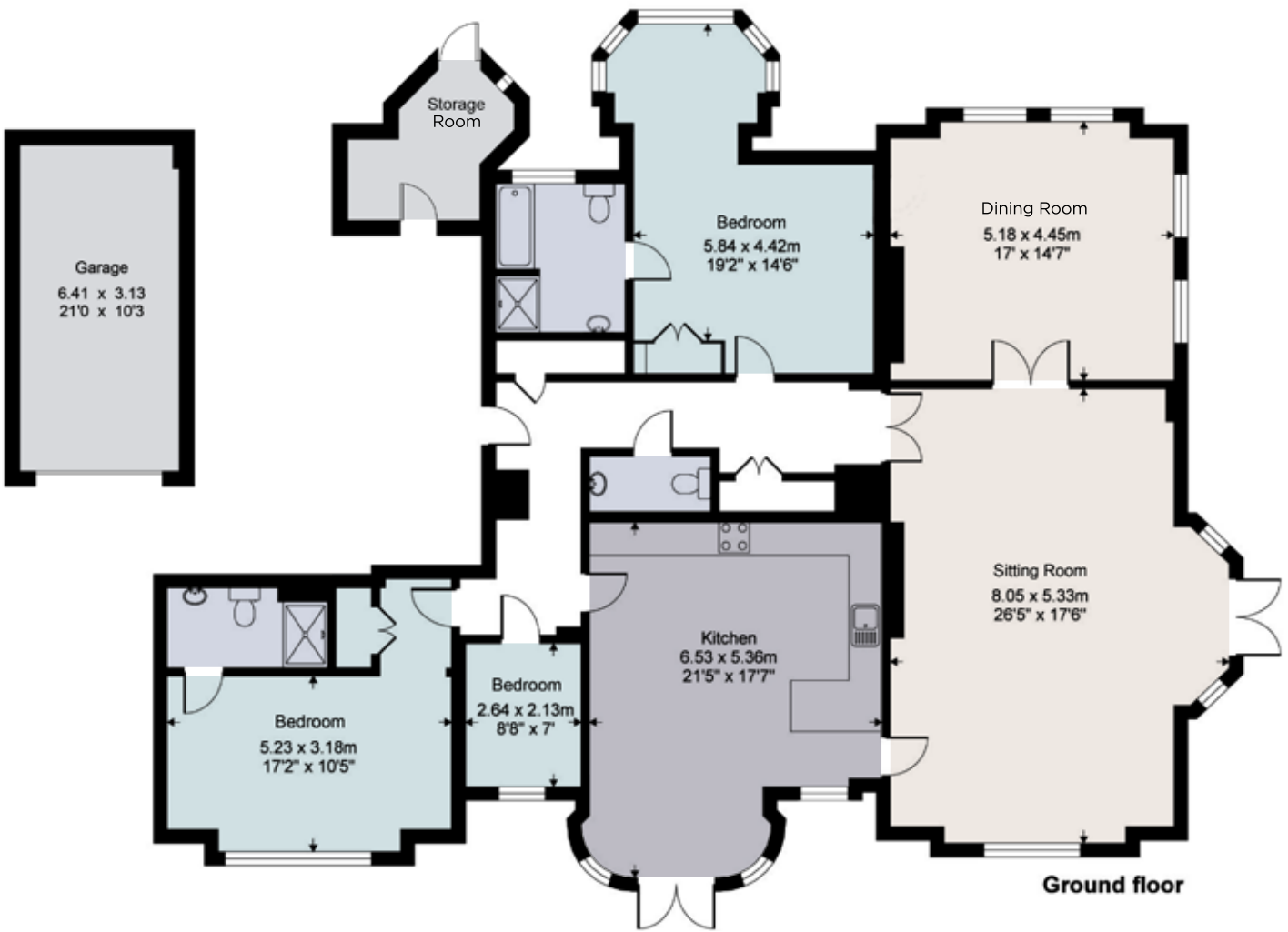
Garage 20.0 m<sup>2</sup> / 215 ft<sup>2</sup>



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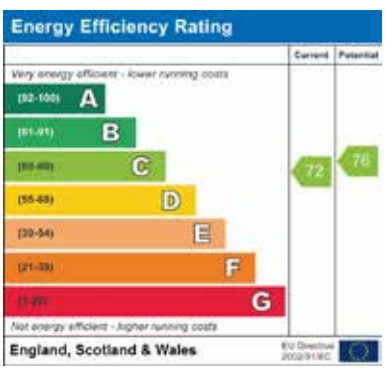
savills.co.uk

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An interesting history of the Swaylands Estate can be found on Wikipedia:

<https://en.wikipedia.org/wiki/Swaylands>



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