



A charming mews house within this impressive country estate

2 Clockhouse Mews, Swaylands, Penhurst Road, Penshurst, Tonbridge, TN11 8AW

Leasehold 110 years remaining

savills

Grade II Listed • mews house • two bedroom • two bathrooms • sitting room • kitchen • reception/dining hall • private paved terrace • impressive communal gardens • two allocated parking spaces

About

Clockhouse Mews is a collection of six attractive and individual cottages situated within the prestigious Swaylands Estate in Penshurst with its forty acres of grounds including what was once the largest rockery in Europe, a lake, tennis court and former cricket pitch with listed pavilion.

2 Clockhouse Mews is a light, spacious, well-proportioned and well-presented property. The house enjoys a lovely balance of accommodation that can be configured to suit individual needs. Our client currently makes very sensible use of the generous reception hall as a lovely dining area that adjoins the well-appointed kitchen. The kitchen makes very effective use of the good space on offer, with attractive base and wall units and smart granite worktops providing good storage and preparation space; with integrated appliances. The generous sitting room to the rear has pretty French doors which open onto the paved and enclosed terrace providing a modest but easily maintained private area for outdoor entertaining/dining.

The first floor enjoys two double bedrooms, both with fitted wardrobes; one with en suite shower room and one with an en suite bathroom.

The property benefits from one open bay garage space and a further allocated parking space; with visitor parking also available.

2 Clockhouse Mews is a leasehold property (125 years from 2006 - 110 years remaining). The property is also offered with 1/6 share in Clockhouse Mews Limited; which manages the freehold apportioned to Clockhouse Mews within the development.

Local Information

The exclusive Swaylands Estate is a secure gated community within a designated Area of Outstanding Natural Beauty on the outskirts of the historic and picturesque village of Penshurst. 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.

The property occupies a convenient position, on the edge of the historic village of Penshurst, famous for its 14th Century stately home, Penshurst Place, which was once owned by Henry VIII. The picturesque village is surrounded by beautiful Kent countryside, designated as an Area of Outstanding Natural Beauty.





The village boasts a thriving community and amenities include a Church, village hall, tea room, post office, garage, the Leicester Arms public house, monthly Farmers market, and has immediate access to beautiful countryside walks and cycle paths. Penshurst cricket pitch is one of England's oldest and lies within the grounds of Penshurst Place.

There are two further popular country pubs within a couple of miles of the property, The Spotted Dog and The Bottle House Inn.

Comprehensive shopping: Penshurst enjoys the enviable position of being within convenient reach of the facilities of three large towns; Tunbridge Wells (just over 6 miles), Tonbridge (about 5 miles) and Sevenoaks (about 10 miles).

Schools: Penshurst has its own highly regarded primary school, with further primary schools in nearby Fordcombe and Chiddingstone. There are a number of other well-regarded schools in the area, including the sought after grammar schools in Tonbridge and Tunbridge Wells and private schools such as Holmewood House Preparatory School in Langton Green and Sevenoaks and Tonbridge at secondary level.

Mainline rail: Penshurst (about 2.3 miles) to London Cannon Street from 57 minutes and to London Victoria from just over an hour. Hildenborough (about 4.7 miles) to London Charing Cross/Cannon Street from 41 minutes.

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.

Tenure

Leasehold 110 years remaining

Energy Performance

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

Viewing

Strictly by appointment with Savills.

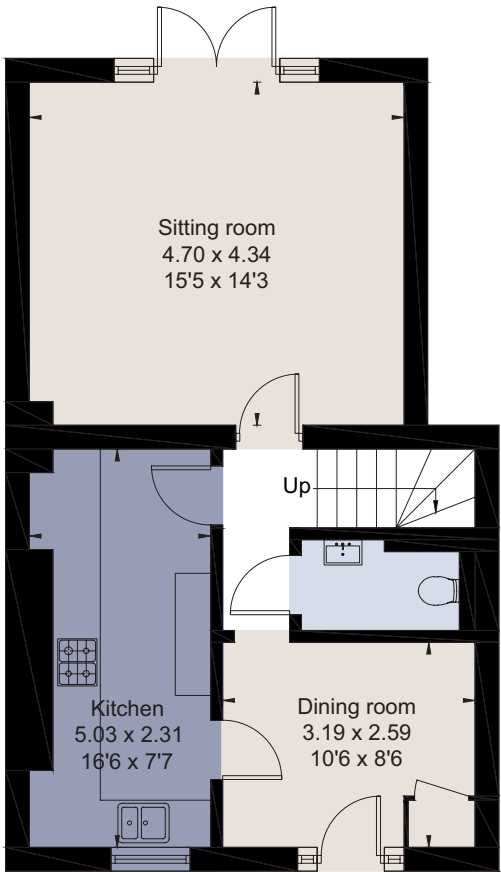
2 Clockhouse Mews, Swaylands, Penhurst Road, Penhurst, Tonbridge, TN11 8AW
Approximate Area 95.9 sq m / 1032 sq ft (Including Void)
Including Limited Use Area (5.7 sq m / 61 sq ft)



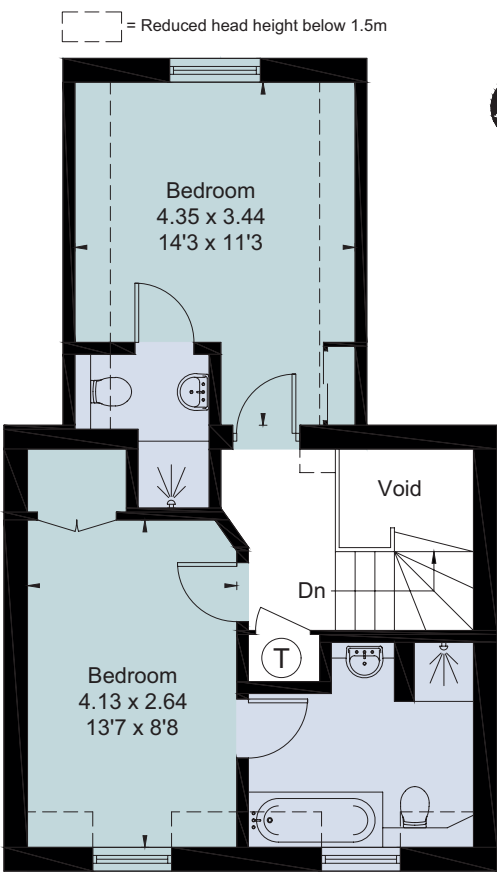
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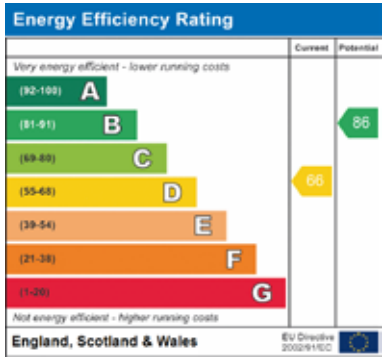


Ground Floor



First Floor

For identification only. Not to scale. © 210601BC



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