

ALDERWOOD HOUSE



PENSHURST, KENT





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PENSHURST ROAD, PENSHURST, KENT, TN11 8HY

*Penshurst - 1 mile • Tunbridge Wells 7.9 - miles • Hildenborough - 3.5 miles (London Cannon Street 35 minutes)
Central London - 39 miles
(All distances and times are approximate)*

‘An imposing and beautifully presented property, ideal for contemporary living, with ancillary accommodation.’

Alderwood House

Reception Hall • Sitting Room • Drawing Room • Kitchen • Breakfast Room/Dining Area
Study • Family Room • Library/Gallery • Utility Room and Larder
Master Bedroom with Dressing Room and En suite • Four further En suite Bedrooms
Games Room • Cinema • Plant Room

Leisure Complex

Swimming Pool with Lounge Area and Changing/Shower Room • Gym • Plant Room

Alderwood Cottage

Sitting Room • Kitchen • 2 Bedrooms • Family Bathroom

Main House approximate gross internal area: 6,717 sq ft

Leisure Complex and Alderwood Cottage approximate gross internal area: 3,476 sq ft

Approximately 12.78 acres



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Alderwood House is located on the outskirts of Penshurst. Penshurst is a delightful village within the High Weald Area of Outstanding Natural Beauty. Penshurst is widely known for its medieval history connected to Penshurst Place, and has a village shop, pub, tearoom, doctors' surgery and a monthly Farmers market. The village is also home to one of England's oldest cricket pitches. More extensive shopping facilities and amenities can be found in the nearby towns of Tunbridge Wells, Tonbridge and Sevenoaks.

The area has excellent road and rail links from M25, A21 and A26 which provide easy access to London, the south coast and Heathrow and Gatwick international airports. Nearby Hildenborough Station (3.5 miles) provides main line service with regular trains to London Charing Cross and Cannon Street.

There are numerous good schools in the area including Penshurst, Fordcombe and Chiddingstone primary schools. Tonbridge and Tunbridge Wells grammar schools. Holmewood House in Langton Green. Sevenoaks Preparatory, Sevenoaks School and New Beacon Preparatory are also nearby in Sevenoaks.

Sporting and recreational interests in the area are well served with horse racing at Lingfield Park, golf at Hever Castle and Nizels. Sailing and Fishing are also available nearby; sailing at Bough Beech Reservoir and fishing at Chipstead Lakes. There is an abundance of country walks, cycling and riding to be had in the surrounding area including within Penshurst Place, Hever Castle, Titsey Estate and Winston Churchill's home Chartwell, which are all a short drive away.



ALDERWOOD HOUSE

Alderwood House is an impressive and imposing property that was constructed between 2012 and 2014 on a substantial portion of the formal grounds of the historic 500-acre Redleaf Estate. Whilst the house was largely complete, the current owners took on the task of restoring the historic gardens, grounds and ancillary buildings and have spent substantial amounts of time and money restoring these and upgrading the house.

Whilst the house is constructed of traditional materials including sandstone walls, wooden windows and slate roof, the house benefits from a modern layout suited to today's style of living and includes contemporary features such as Cat 5 cabling, Control 4 media systems, Air-source heating, Solar power with Telsa battery back-up, recycled water irrigation systems and up to date standards of energy efficiency.



The accommodation extends to over 6,700 sq ft, arranged over three floors, the space is well balanced between formal and informal living. The rooms feature impressive features such as high ceiling heights, stone fireplaces and floor to ceiling windows which fill the rooms with light. The principal reception rooms comprise Drawing Room, Family Room, Breakfast Room/Dining Area and Sitting Room. Also accessed off the ground floor is the basement, which houses the Cinema with a Sony 4k Cinema projector with 7 main speakers and 1 bass woofer unit. In the basement is also a games area, and the remarkable 600+ bottle capacity, climate and humidity-controlled wine cellar.

The large Chamber designed open-plan kitchen/dining room is well equipped with a central work island and fitted Gaggenau, Miele and Bosch appliances, Fisher & Paykel dishwashers, Sub-Zero fridge freezers and a Quooker hot water tap. The kitchen is filled with light with double doors leading out to the rear garden terrace. Situated next to the kitchen is the utility room and larder.



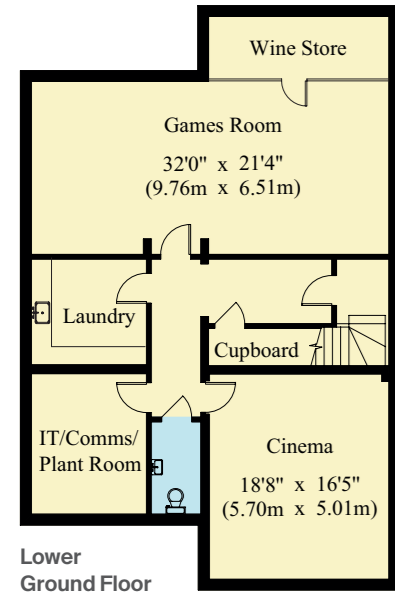


The quality finish is evident throughout, and the interiors were designed by the Helen Pink Interiors – featured this year as one of the magazine Country and Town House's 'Seven brilliant interior designers to have on your radar in 2022'.

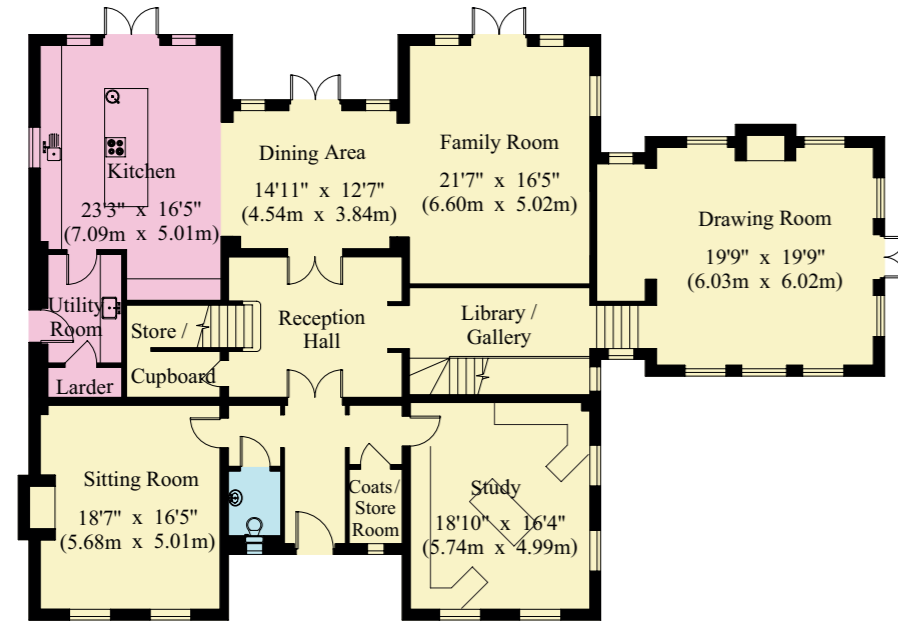
The house is well served with exceptional accommodation, benefiting from five generous bedrooms all with en suite bathrooms. The principal bedroom suite has a large dressing room and a south-facing balcony which provides glorious views over the park-like gardens.



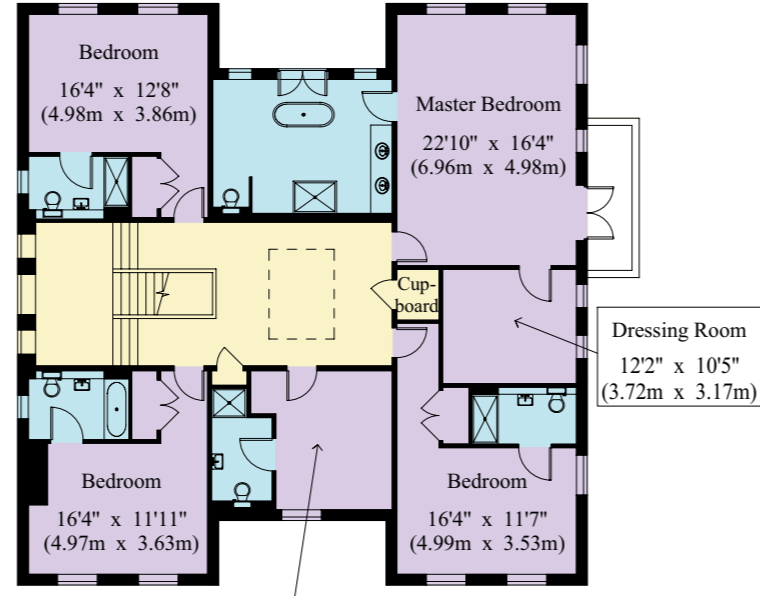
ALDERWOOD HOUSE



Lower Ground Floor



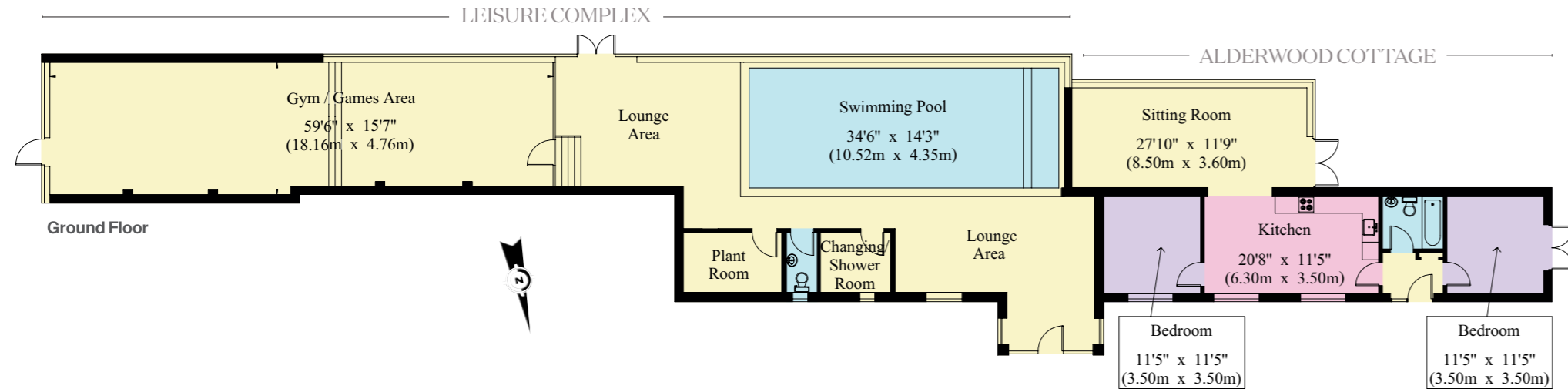
Ground Floor



First Floor

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms

Approximate Gross Internal Floor Area:
 Alderwood House - 624.1 sq m (6,717 sq ft)
 Leisure Complex and Alderwood Cottage - 323.0 sq m (3,476 sq ft)
 For identification only, not to scale.



Ground Floor



ALDERWOOD COTTAGE

To the South of the main house, located within the grounds and facing the beautiful walled gardens, is the large two-bedroom cottage constructed of brick under a tile hung roof and comprising two double bedrooms, kitchen dining sitting room, and family bathroom. The cottage has both underfloor heating and air-conditioning. The property enjoys a private south-facing terrace.





GARDENS AND GROUNDS

The gardens and grounds are an important feature of Alderwood House, the property is beautifully positioned surrounded by its formal gardens with mature trees and shrubs and extensive grounds. Privacy is provided by the 12.78 acres in which the house sits.

The gardens have been restored and redesigned under the supervision of award-winning garden designer Bonnie Lamont and were featured in a multi-page article in the August 2021 edition of 'The English Garden'.

The extensive walled gardens have a rich history and were used by the Hills family who latterly owned the Redleaf estate to grow exotic fruits and vegetables as Arnold Hills was a pioneer of vegetarianism in the UK and founded the London vegetarian society along with a young Mahatma Gandhi. The gardens were described extensively in J C Loudon's 'Gardening Tours in 1839'. The sculptor Barbara Hepworth is known to have worked and set some of her pieces in the gardens at Alderwood.

Alderwood is ideal for entertaining and offers an abundance of entertainment features such as the outdoor Gaze Burvill kitchen area complete with Sub-Zero appliances, and multiple alfresco dining spots including the paved terrace running along the property.

There are superb outbuildings, vegetable garden, green house, pond, mature specimen trees and woodland that extends beyond the formal gardens.

The leisure complex with the heated swimming pool and large gym area can be found to the east of the main house within the grounds.





Alderwood is accessed through two large double gates and at the end of a long driveway.

The property is perfectly sheltered and secluded, within an Area of Outstanding Natural Beauty providing a spectacular setting.



TECHNICAL SPECIFICATION

SERVICES

- Mains electricity through a three-phase power unit which is supplemented by a Spirit Energy solar installation (not visible from the ground) linked to a Tesla battery back-up.
- Private waste provided by large modern Klargester bio-disc treatment unit.
- Large water tank in garage (to aid pressure) with water softener unit.
- Hot water on a constant circuit for instant heat.
- 12,000-gallon underground rainwater harvesting tank linked to automatic and manual irrigation systems.

HEATING/VENTILATION

- Daikin Air-source heating system. Two main units in the house and a secondary unit in the pool room and cottage.
- Underfloor heating throughout the house, pool, gym and cottage.
- Air conditioning in the master bedroom, cinema, plant room, gym, cottage and wine cellar.
- Nuair Xbox Air recycling system.
- Wood burners in Sitting room and Drawing room.

AUDIO VISUAL

- Two Control 4 systems (main house and annexe) with three Sky Q boxes, 2 Apple TV boxes and Amazon Fire unit providing video and music streaming throughout the house and garden (waterproof speakers on the main terrace and pool terrace).
- Sony 4k Cinema projector with 7 main speakers and 1 bass woofer unit.

INTERNET/TELECOMS

- ISDN phone system with 10 lines and NEC business phone system. Three internet lines into the house.

SECURITY

- HD CCTV unit with 9 cameras linked to Control 4 system and mobile app.
- Four entry video entry pads (2 in the main house, 1 in the pool, 1 in the cottage) with remote app for iPhone use.
- Newly upgraded security alarm system with multiple zones, Churches commercial fire alarm system with mains smoke detectors and Co2 detectors.
- Basement leak detection system (Stoneridge) with alarm and automatic pump.

IMPORTANT NOTICE

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DIRECTIONS

From the M25, head south on the A21. After about 4.5 miles exit at the Sevenoaks/Hildenborough junction and take the 2nd exit on the roundabout onto the B245, signposted Hildenborough. After about 1.5 miles, after Mill Garage, turn right (signposted Leigh/Penshurst). At the end of the road turn right and proceed through Leigh village before forking left towards Penshurst. In Penshurst village turn right along the High Street heading north on the B2176. After a short distance the entrance will be found on the left-hand side.

Viewing strictly by appointment only. Please contact:

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