



THE OAKS

Springwood Park, Tonbridge, Kent



THE OAKS IS AN IMPRESSIVE FAMILY PROPERTY
LOCATED ON AN EXCLUSIVE PRIVATE PARKLAND
ESTATE WITHIN A SHORT SCENIC DRIVE OF
SEVENOAKS AND TONBRIDGE.

Summary of accommodation

Ground Floor: Entrance hall | WC | Study | Sitting room | Dining room | Kitchen/breakfast/family room | Utility room | Garage | WC

First Floor: Principal bedroom with dressing room and en suite | Bedroom with en suite | Storage room | Balcony | Gym | Cinema

Second Floor: Bedroom with en suite shower room | Two further bedrooms | Family bathroom

Outbuildings: Cabin

In all about 1.3 acres

Distances: Shipbourne 1.8 miles, Tonbridge Town Centre 2.6 miles, Tonbridge Station 2.8 miles
Hildenborough Station 4.8 miles (31 minutes to London Bridge), Sevenoaks Town Centre 7 miles
(All distances and times are approximate)

DESCRIPTION

Located within an established private parkland estate and set within landscaped gardens of 1.3 acres, The Oaks is beautifully presented throughout offering luxury living on a grand scale. Arranged over three floors and extending to almost 8,000 sq ft, the stylish and contemporary interiors have been thoughtfully designed with an emphasis on family living and entertaining.

The front door opens into a spacious and well-proportioned entrance hall which provides access to the principal reception rooms along with an elegant staircase which ascends to the first and second floors. There is also a separate W.C. At the heart of the house is the bespoke kitchen / breakfast room, designed and fitted by renowned cabinet makers, Mark Wilkinson Kitchens. The impressive open plan family / entertaining area is a particular feature of the property. Bi-fold doors open across the entire expanse of this area along with a part-vaulted ceiling creating a wonderful sense of space and light and benefitting from direct access to the south facing terrace and garden. A relaxed seating and TV area along with built-in bar and fully integrated audio-visual system combine to create an ideal area for modern family living.

A number of additional reception rooms complete the downstairs accommodation, including the formal dining room, sitting room and study.

Beyond the open plan entertaining area, stairs ascend to a spacious mezzanine level, currently used as a gym. Adjoining is the superb cinema room, with integrated high tech sound system and mood lighting offering a truly home cinematic experience.

On the first floor the principal suite is of generous proportions featuring bespoke fitted wardrobes along with a luxurious en suite bathroom which leads into a well-appointed dressing room with dual access for added convenience. French doors open onto a large wraparound roof terrace providing a commanding outlook over the garden. A further spacious double bedroom with its own beautifully appointed en suite bathroom completes the accommodation on this floor.



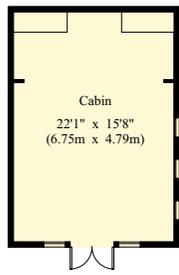


On the second floor there are three generously proportioned double bedrooms. One benefits from its own en suite, while the other two share a well-fitted family bathroom, providing flexible accommodation ideal for family, friends or an au pair.

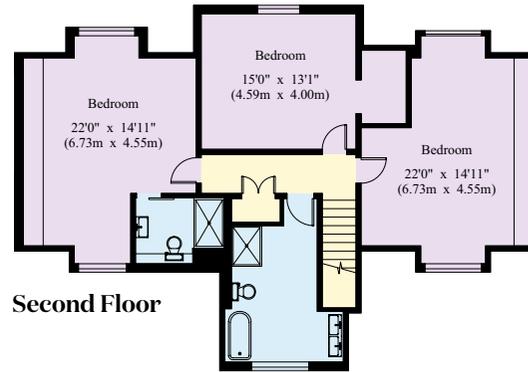








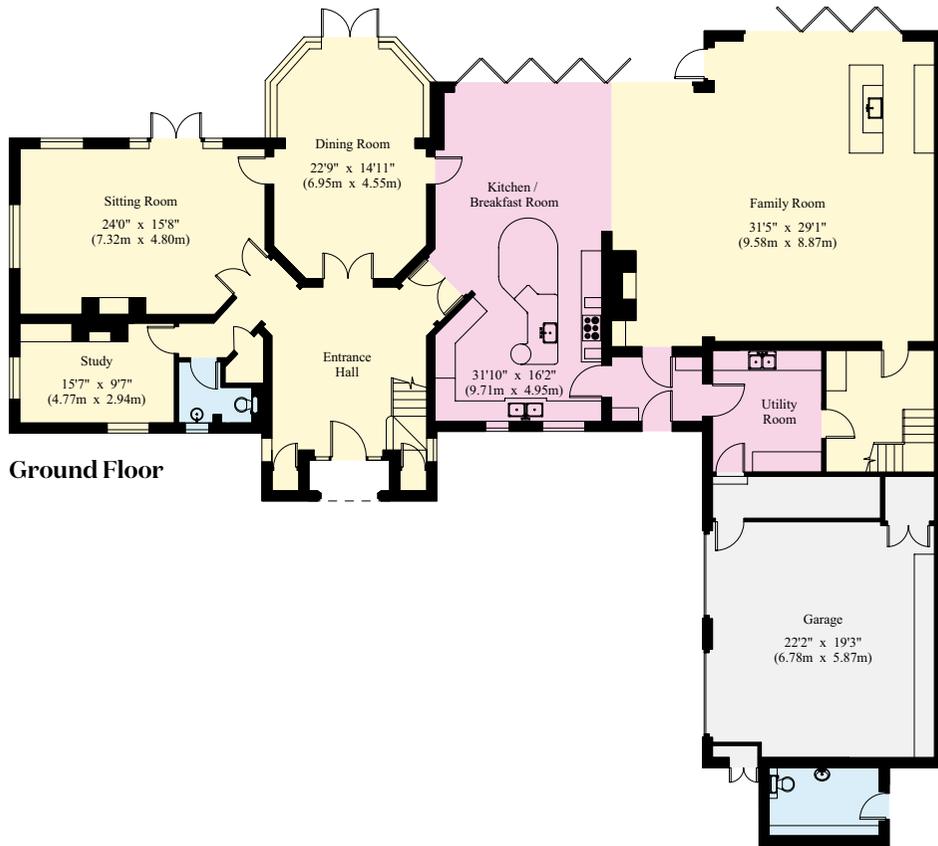
Cabin
22'1" x 15'8"
(6.75m x 4.79m)



Second Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

Approximate Gross Internal Area
House: 718.9 sq.m (7738 sq.ft.)
Cabin: 32.4 sq.m (348 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

GARDENS & GROUNDS

Set back from the road behind electric gates, The Oaks enjoys a high degree of privacy and security. A sweeping driveway approaches the property providing a wonderful sense of arrival with ample parking along with an integral double garage.

The gardens and grounds of The Oaks are a particular feature of the property providing areas for relaxation, entertaining and recreation. The garden to the front has been completely re-landscaped and features a covered outdoor kitchen, covered seating area with feature open fire, and a detached cabin, ideal for outside entertaining, additional accommodation or home office. A professionally installed chipping and putting green adds a playful luxury. The south-facing rear garden is principally laid to lawn and enjoys a private aspect. An expansive terrace runs the full width of the property providing a real sense of inside / outside living. In addition, there is also a spa swimming pool.

LOCATION

Springwood Park is an exclusive, private gated parkland estate with an on-site Estate Manager providing a welcoming, secure and well-managed environment valued by its residents. Main entrance gates are closed every evening and at weekends enhancing the sense of privacy and security. Each property sits within a private and substantial plot with a neighbourhood WhatsApp group adding to a sense of community. All communal land and gardens are immaculately maintained to the highest of standards.

Springwood Park is set within an Area of Outstanding Natural Beauty and surrounded by picturesque countryside and located near the sought after villages of Shipbourne and Plaxtol, both known for their active communities, local clubs and societies, including their own tennis and cricket clubs. Shipbourne is also home to the well-regarded Chaser Inn and a popular weekly farmers' market. The wider area offers wonderful walking opportunities across the Fairlawne Estate and around Ightham Mote, a medieval manor house cared for by the National Trust.

The nearby towns of Sevenoaks and Tonbridge provide a wide range of shopping and leisure facilities. Sevenoaks High Street offers an excellent mix of independent and high street shops, cafés, the Stag Theatre and cinema, library and leisure centre. The town is also home to Knole Park, a 600 year-old estate set within 1,000 acres of parkland, known for its resident wild deer and peaceful walking routes. Other recreational facilities in the local vicinity include golf at Wildernesse and Knole, cricket at The Vine and Sevenoaks Rugby Club.

The market town of Tonbridge features the historic Tonbridge Castle overlooking the River Medway, alongside a selection of shops, cafés, and leisure centre.

Springwood Park is also ideally positioned for commuters, with mainline stations at Sevenoaks and Tonbridge offering fast and frequent services to London alongside local stations at Borough Green and Hildenborough. The A21 provides access to the M25 and the UK motorway network including access to the Channel ports, the airports at Gatwick and Heathrow together with excellent access into London.

The area benefits from excellent schools including many highly rated primary and secondary schools including Sevenoaks School, Tonbridge School, The Judd School, Skinners, Tunbridge Wells Boys Grammar School (with campuses in both Tunbridge Wells and Sevenoaks), Walthamstow Hall School for Girls, Sevenoaks Prep School and The New Beacon as well as many others.

PROPERTY INFORMATION

Services: Mains electricity, drainage, and water. Gas central heating.

Tenure: Freehold

Local Authority: Tonbridge & Malling Borough Council

Council Tax: Band H

EPC rating: B



I would be delighted
to tell you more.

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