



Petersbank Estate

Tunbridge Wells

Petersbank,
Penshurst Road, Bidborough
Tunbridge Wells, Kent
TN3 0LW

An imposing manor house with planning permission for an exceptional 12,000 sqft replacement country house with a recently completed Dower House, set in about 24 acres.

Penshurst village 1.5 miles, Tonbridge 3.9 miles, Tunbridge Wells 4.5 miles, Sevenoaks 9 miles

Features:

Entrance hall | Kitchen/breakfast/day room
2 Further reception rooms | Study | Cinema | Principal suite with 2 dressing rooms | 4 Further bedroom suites
Indoor swimming pool complex with 2 changing rooms, steam room, gym, games room with bar area
Underground garaging with turntable | Beautiful grounds
In about 24 acres including private natural woodland
Planning Permission

About 24 acres in all



Petersbank

Planning permission has been granted for the demolition of the existing house and the construction of a spectacular 12,000 sq ft country home, meticulously designed by Octagon Developments.

The new property will boast a principal suite with 2 dressing rooms, 4 additional bedroom suites, a spacious kitchen/breakfast/day room, 2 further reception rooms, a study, and a cinema. The luxurious indoor swimming pool complex will feature 2 changing rooms, a steam room, a gym, and a games room with a bar area. An underground garage with a turntable will also be included.

The property is set on beautiful grounds with breathtaking views in all directions and natural woodland to the southwest.

It will be equipped with full fibre for maximum broadband speed.

Eleven boreholes have already been installed to heat the new house and pool, and a new water well will ensure an unlimited water supply.

Outside

The estate is approached via a 500 metre tree-lined private driveway.

The plot comprises approx 24 acres of privately owned, beautifully mature gardens and grounds with impressive views in every direction and complemented by a stunning waterfall and pond area. There are several acres of secluded mature woodland to the south.

Location

The property is located within the picturesque Kent countryside. Situated equi-distance from the villages of Bidborough and historic Penshurst, both about 1.5 miles away.

Royal Tunbridge Wells 4.5 miles from Bidborough offers all amenities including, excellent shopping facilities, restaurants, bars,

theatre, cinema, Arts centre, spa breaks and much more.

Schooling is well regarded in both the private and state sectors. All ages are catered for. There are three grammar schools nearby and the property is within close proximity to Tonbridge School and Sevenoaks School.

Railway stations provide a fast and frequent service to London from Tunbridge Wells, Tonbridge and Sevenoaks. Tonbridge Station is less than 10 minutes drive away with frequent trains to London Bridge (32 mins), Waterloo East and Charing Cross (43 mins).

Directions

From Tunbridge Wells take the A26 north, pass through Southborough, then bear left onto the B2176, signposted Bidborough and Penshurst. Keep on this road for 3 miles, going past the turning on the left to Speldhurst.

The entrance to Petersbank will be found on the left hand side, via a 500 metre gravel driveway. Continue to the top.

General

Local Authority: Tunbridge Wells

Services: Mains electricity, water, private drainage, oil fired central heating, bore holes already drilled for new property heat pump system. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band H

Tenure: Freehold

Guide Price: £10,000,000 subject to contract (for the whole).



Computer Generated Image



Elizabeth House,
Penshurst Road, Bidborough
Tunbridge Wells, Kent
TN3 0LW

A recently completed luxurious 4 bedroom
Dower House with cinema room, gym and
elegant Octagon Developments finishes.

Penshurst village 1.5 miles, Tonbridge 3.9 miles, Tunbridge Wells 4.5 miles, Sevenoaks 9 miles

Features:

Reception Hall | Drawing Room | Dining Room | Family
Room | Study | Cinema Room | Gym | Shower Room
Kitchen/Breakfast Room | Utility Room | 2 Cloakrooms
4 Bedrooms | 3 Bathrooms | Garden | Double Garage

Set within the approx. 24 acres of the Petersbank Estate



Elizabeth House

Elizabeth House is set over four floors, occupying approximately 3,650 sq ft of exceptionally high quality finishes, offering a harmonious blend of luxury, functionality and style across the four well-planned floors, catering to all aspects of contemporary living.

The ground floor includes an open kitchen, including dining room and family room. There is a separate formal sitting room to the front of the house, with a study and cloakroom opposite.

On the first floor is the Principal bedroom suite, two further bedrooms with family bathroom. The Second floor has a further bedroom with it's own bathroom.

The lower ground floor one will find a gym, with a shower room. Cinema room, utility room and guest cloakroom.

Outside

The property is approached via a 500 metre tree-lined driveway and boasts a beautifully landscaped garden, offering a tranquil outdoor space to enjoy.

A double garage provides secure parking for two cars, along with additional storage, and an outdoor WC.

General Remarks

Services: Mains electricity and water, oil fired central heating, Private drainage (compliant to current regulations)

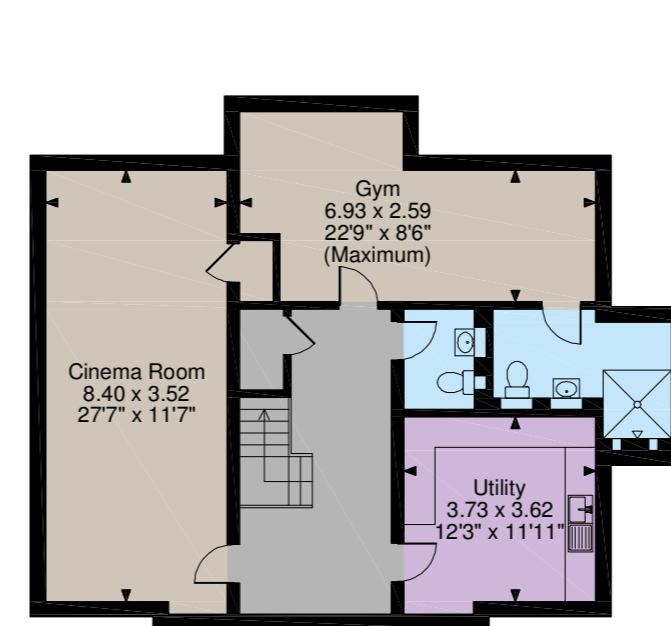
Council Tax: Band H

Local Authority: Tunbridge Wells

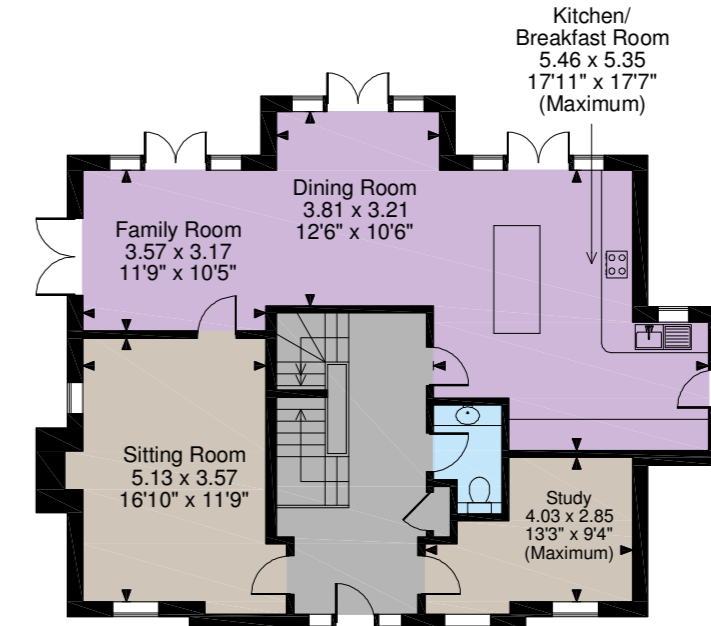
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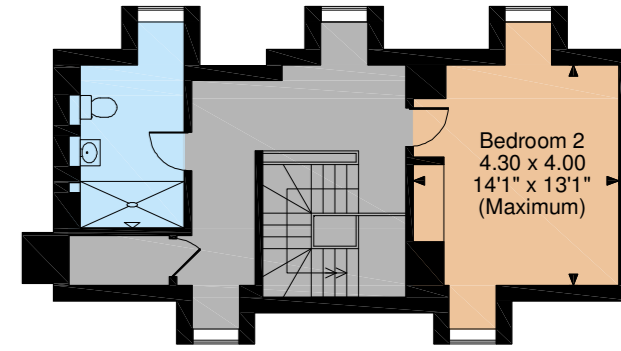
Elizabeth House, Penshurst Road, Bidborough, Kent
Internal area 3,650 sq ft (339 sq m)



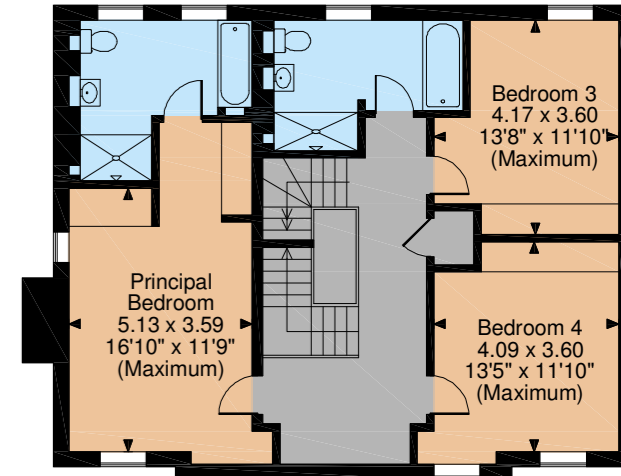
Lower Ground Floor



Ground Floor



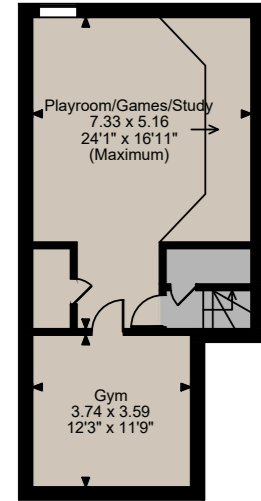
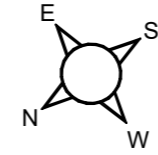
Second Floor



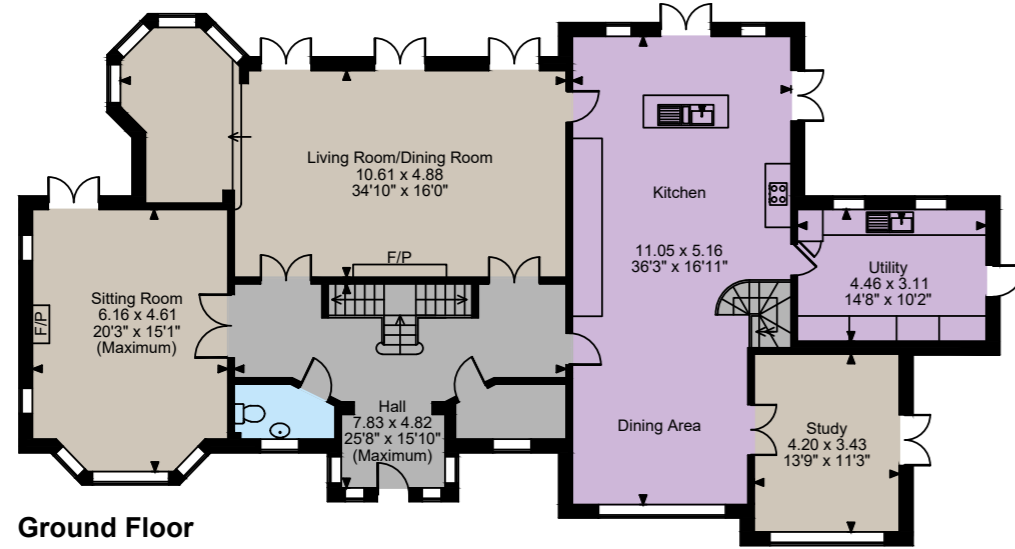
First Floor

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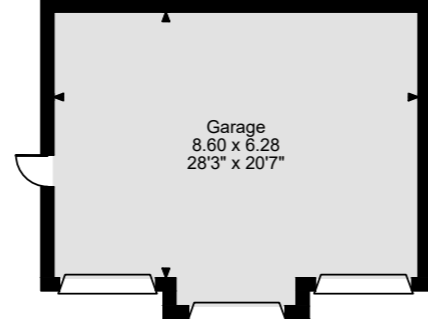
Petersbank, Penshurst Road, Bidborough
 Main House internal area 5,097 sq ft (474 sq m)
 Garage Building internal area 877 sq ft (81 sq m)
 Shed & Greenhouse internal area 271 sq ft (25 sq m)
 Balcony external area = 98 sq ft (9 sq m)
 Total internal area 6,245 sq ft (580 sq m)



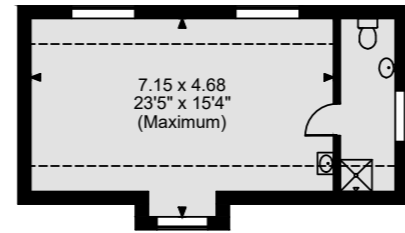
Basement



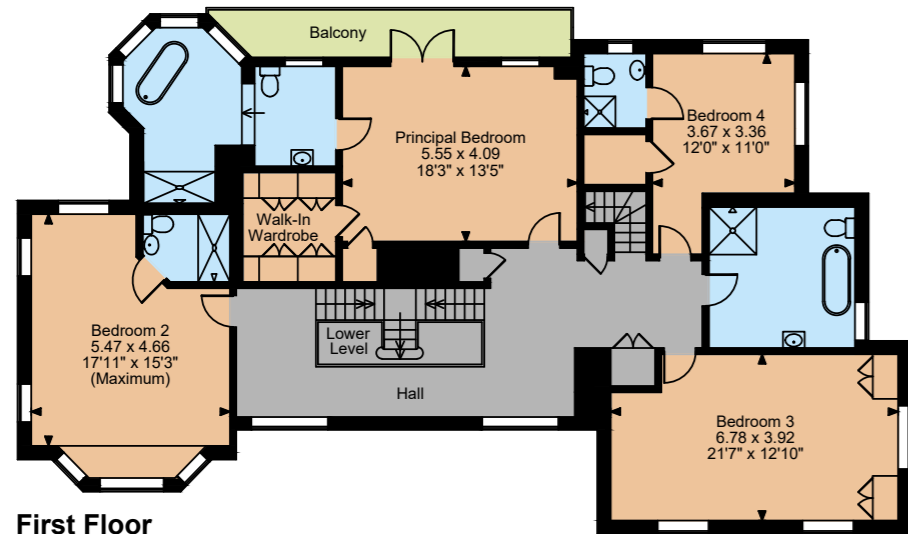
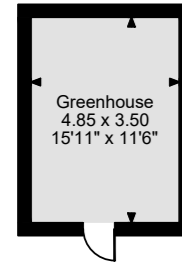
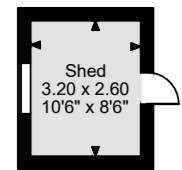
Ground Floor



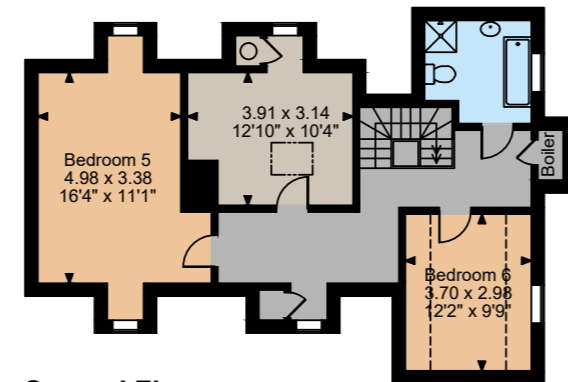
Ground Floor



Garage First Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Strutt & Parker Sevenoaks
 15 Bank Street, Sevenoaks, Kent TN13 1UW

+44 (0) 1732 459900
 sevenoaks@struttandparker.com
 struttandparker.com

Strutt & Parker Country Department
 43 Cadogan Street, London SW3 2PR

020 7629 7282
 london@struttandparker.com
 struttandparker.com

Over 50 offices across England
 and Scotland, including Prime
 Central London

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