



Drummond Hall, Penshurst
£1,100,000

Stunning 3-Bedroom Apartment in the Prestigious Swaylands Estate with Over 2,000 sq ft, Private Balcony & Stunning Grounds | Share of Freehold



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Presence & Co. is pleased to present this stunning property set within the distinguished Drummond Hall, part of the exclusive Swaylands Estate in Penshurst. This beautifully designed three-bedroom apartment offers over 2,000 sq ft of high-specification living space and combines classic proportions with contemporary finishes throughout.

You are welcomed by a spacious entrance hallway, complemented by high ceilings, leading to two stunning large reception areas, ideal for both everyday living and entertaining. The main living room extends over 27 feet and features a striking fireplace and dual-aspect views, with French doors opening onto a private side balcony and a Juliet balcony framing stunning countryside views.

From here, double doors flow into the day room, a bright and welcoming space with two Juliet balconies and excellent natural light. The adjoining kitchen/breakfast room includes modern cabinetry, quartz worktops and a suite of integrated AEG appliances, including multiple ovens, an electric hob, coffee machine, and wine fridge.

All three double bedrooms are positioned off the central hallway. The principal bedroom enjoys direct balcony access, extensive built-in wardrobes, and a sleek en-suite shower room. The two additional bedrooms also include fitted storage and private en-suites, each finished with full-height tiling, heated towel rails, and premium fixtures. In addition to the en-suites, the apartment also benefits from a separate guest bathroom, providing added convenience for visitors..

Key Features:

- Share of Freehold
- No Onward Chain
- Over 2,000 sq ft of Internal Space
- Private Balcony with South-West Facing Aspect
- Garage and Allocated Parking
- Beautifully Maintained Communal Grounds
- Residents Tennis Court & Use of a well-equipped gymnasium

External Features:

Drummond Hall is set well back from the road within a secure, gated setting that forms part of a wider country estate encompassing more than 40 acres of parkland, woodland, and beautifully landscaped communal grounds. This exclusive building comprises just 10 apartments, offering a rare sense of privacy and seclusion. Residents enjoy access to on-site facilities including a private tennis court and allocated off-street parking. The apartment also benefits from a separate garage, ideal for secure parking or additional storage. A west-facing private balcony provides the perfect outdoor spot to unwind and take in the peaceful rural surroundings.

Location

Penshurst is a sought-after Kent village surrounded by open countryside, yet within easy reach of commuter towns such as Tonbridge, Sevenoaks, and Tunbridge Wells. Local amenities include charming pubs, countryside walks, and historic sites, while fast rail connections to central London are available from nearby Tonbridge and Hildenborough stations. The A21 offers quick access to the M25 and national motorway network.

Council Tax Band: G

Tenure: Share of Freehold

Parking options: Garage, Off Street

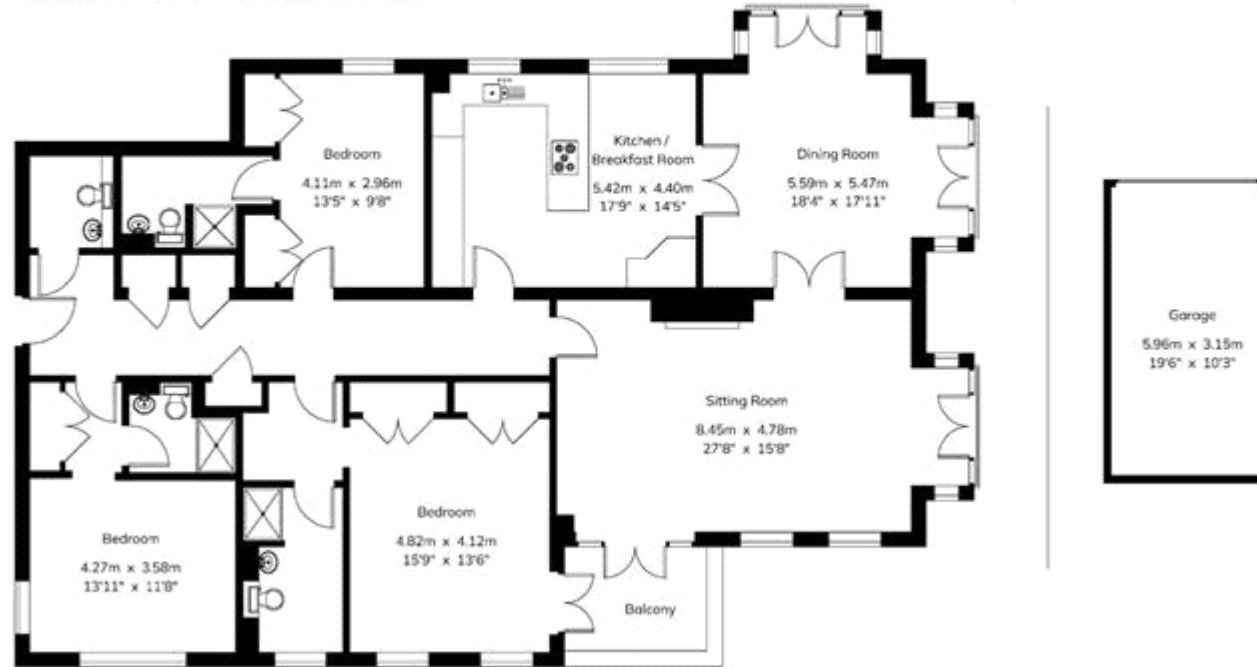
Garden details: Communal Garden, Terrace



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

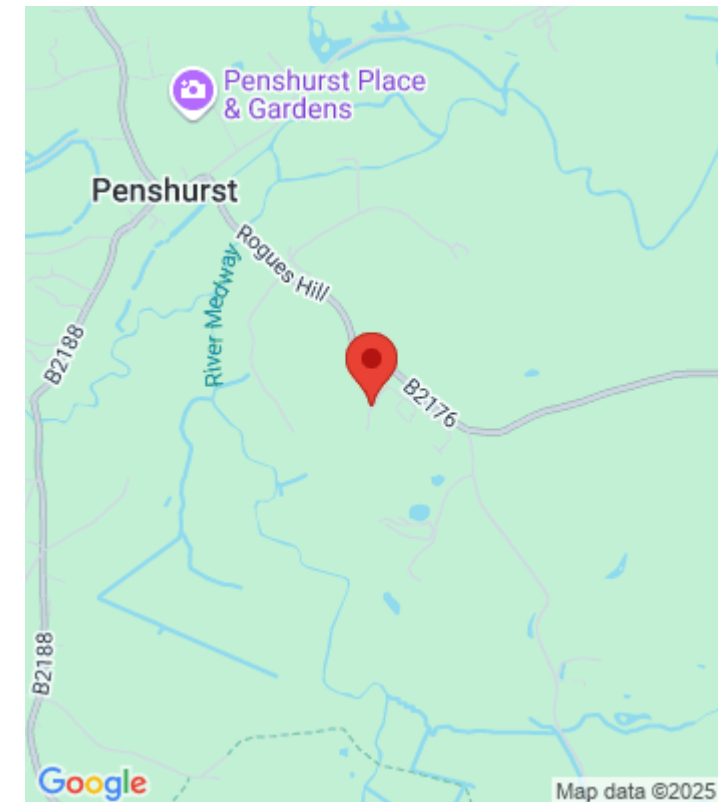
3 Drummond Hall

Apartment - Gross Internal Area : 200.0 sq.m (2152 sq.ft.)
Garage - Gross Internal Area : 18.7 sq.m (201 sq.ft.)



First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.