



‘Our Focus Determines Your Reality’



Cryals Road
Matfield
Kent
TN12 7HP



Sitting Room with Fireplace * Dining Room with Balcony
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite Shower Room
Further Double Bedroom * Family Bath and Shower Room

Delightful Communal Garden
Shared Garage * Off Road Parking



ATTRACTIVE COUNTRY HOUSE APARTMENT

One of six apartments, No. 5 occupies the top floor of an elegant Edwardian country house. This attractive apartment offers flexible well-proportioned accommodation in a delightful setting.

The configuration of the apartment is open to interpretation offering either three bedrooms and one reception room or two bedrooms and two reception rooms. The current layout of the apartment comprises an entrance on the first floor of the building where there is also a utility room and cloakroom, stairs then lead to the main accommodation which consists of a sitting room with fireplace, a kitchen/breakfast room, a principal bedroom with ensuite shower room, two double bedrooms, one with doors leading to a balcony and a family bath and shower room.

The country house sits in delightful, communal, park-like gardens on a country lane on the outskirts of Matfield. The apartment comes with use of a shared garage and off road parking.



MATFIELD

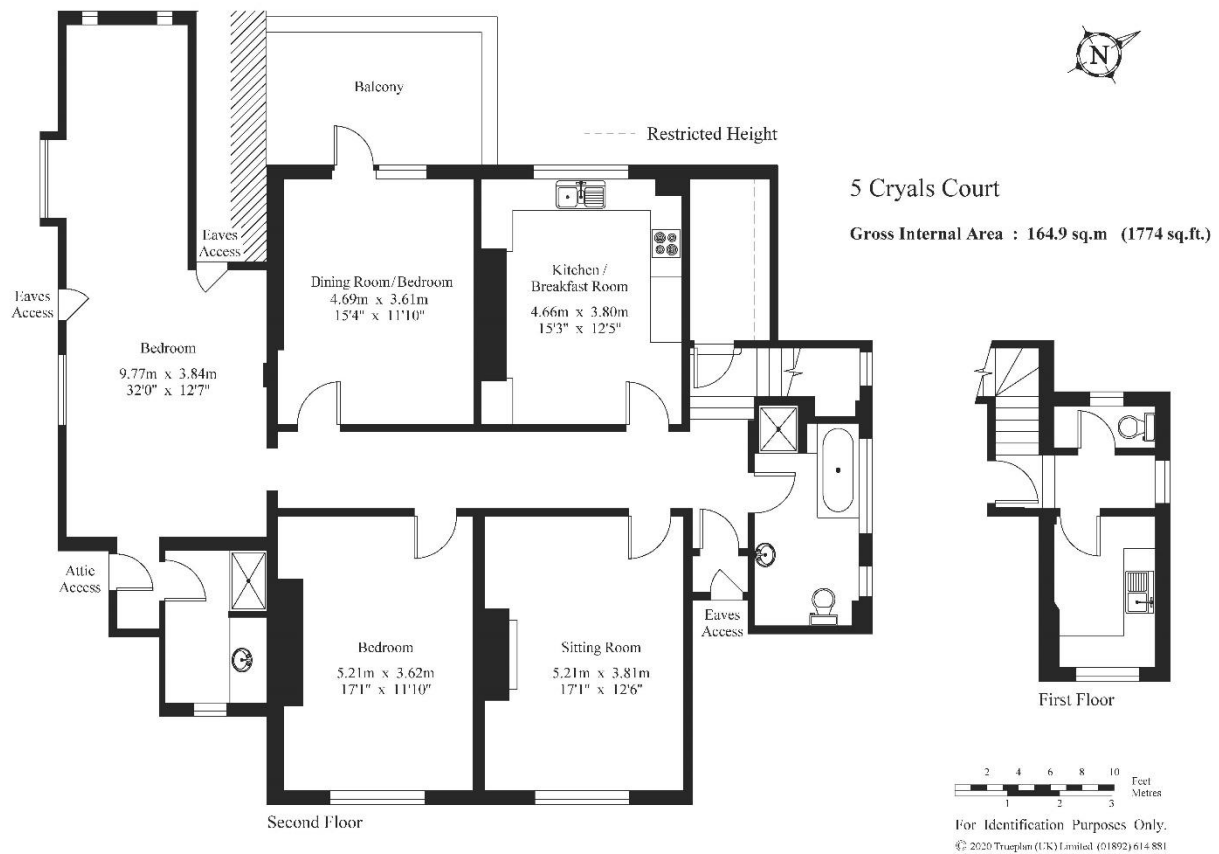
Matfield is a quintessential Kentish Village based around a Village Green. Within the Village there is a general store and a butchers, three public houses and a primary school. Matfield is approximately 6 miles from Royal Tunbridge Wells for more extensive shopping.

SCHOOLS AND CONNECTIONS

There are excellent educational facilities in the area including grammar, independent, private and primary schools. More details can be obtained by visiting the website www.kent.gov.uk.

Mainline rail services are available from nearby Paddock Wood. Matfield is ideally situated for access to the A21.





SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Approx. 944 years on lease. 18% share of the freehold. Annual ground rent £60, service charge £4,000 - occasional additional costs for particular jobs. Covenants apply and can be found on the lease.

EPC Rating: F – full details available on request.

Tunbridge Wells Borough Council - Council Tax Band D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

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