



'Our Focus Determines Your Reality'



Brenchley Road
Matfield
Kent
TN12 7PT



Entrance Hall * Sitting Room * Dining Room * Kitchen
Utility Room with W.C. * Guest Suite

Principal Bedroom, Ensuite * Three Further Bedrooms
Loft Room/Home Office * Family Bath and Shower Room

Stunning Enclosed Garden * Off Road Parking



ATTRACTIVE DETACHED FAMILY HOME

This attractive 1930's property sits in stunning well-stocked gardens in the charming village of Matfield.

The well-proportioned family accommodation consists of an entrance hall, a sitting room with fireplace and log burning stove, an open-plan kitchen and dining room with doors to the terrace and a utility room with w.c. and door to the garden. A ground floor a self-contained guest suite provides the opportunity for an income, until recently tenanted, or as independent living for a family member, comprising a bedroom/sitting room, kitchenette and shower room and is accessed via the porch.

On the first floor there is a principal bedroom with expansive ensuite shower room, three further bedrooms and a family bath and shower room. A paddle staircase leads to a loft room currently used as a home office.

Outside an in and out driveway provides ample off road parking. The delightful garden to the rear is laid to lawn with elevated terracing, mature hedging, a pergola and stunning well-stocked flower and shrub beds.



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.

The A21 offers excellent links to the M25 and other motorways. Whilst the mainline station at nearby Paddock Wood offers trains to London Charing Cross and the Kent coast.





SERVICES

Mains electricity, water and drainage. Oil fired central heating. Solar panels for hot water. LPG for the hob and oven.

EPC Rating: D – full details available on request.

Tunbridge Wells Borough Council - Council Tax Band F

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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