



EST 1900  
**Lambert  
& Foster**  
PART OF THE LOCAL LANDSCAPE

**INVICTAS**

GEDGES HILL | MATFIELD | TN12 7DU

O.I.R.O £1,300,000 FREEHOLD

An opportunity to purchase a fine example of a five bedroom detached triple roundel oast farmhouse with a total plot extending to 4.7 acres. Extensive park like gardens enjoy a southerly open aspect and included within the grounds are a hard tennis court, detached triple bay garage with attached sauna and a Grade II listed unconverted detached barn.

Immaculately presented throughout the oast provides four reception rooms with a farmhouse kitchen/breakfast room and a separate utility room with a downstairs cloakroom. On the first floor are four bedrooms with a master en-suite and guest bedroom with a dressing area and a family bathroom with a further wc. A fifth bedroom is situated on the second floor.

- **Immaculately presented detached five bedroom triple roundel oast farmhouse**
- **Four reception rooms with a kitchen/breakfast room and a separate utility with a cloakroom**
- **Set within 4.7 acres of grounds with park like gardens enjoying a southerly open aspect**
- **Triple bay garage with an attached sauna with a shower, wc and changing area**
- **Detached unconverted Grade II listed barn providing storage and workshop space**
- **Short drive to a mainline railway station and local amenities**
- **Viewing strongly recommended and offered to the market with no forward chain**



## THE PROPERTY

There is a choice of entrances to the property with the main front door opening into the third roundel and hallway. More commonly used is the rear door opposite the garage which has an inset canopy porch opening to a rear lobby with doors to the utility room, drawing room and into the kitchen/breakfast room. The kitchen/breakfast room has a range of base and drawer units adjacent to a dishwasher and a free standing four ring electric hob with double oven under and an extractor hood above. There is also a double sink with a waste disposal unit and a fridge and separate freezer. A two oven oil fired Aga is set within a chimney breast and there is a cupboard housing the floor mounted oil fired boiler with room for household storage. There are doors to the dining room and sitting room. The dining room has an open doorway to the third roundel which has a cloakroom and stairs to the first floor landing. The dining room provides a flexible reception room with a door to the study which is within the second roundel and a set of double doors opening into the sitting room. The sitting room sits within the largest roundel with double doors opening to the rear terrace and has a fitted calor gas living flame log fire. There are doors leading back to the kitchen and to the drawing room. The drawing room again offers flexibility to be used to suit individual needs. There are double doors opening to the rear terrace with a part vaulted ceiling within the cat slide roof that has an overhead wagon wheel light fitting. There is a feature wagon wheel side window and a canopy with electric fire effect in one corner with a door to the rear lobby.

On the first floor are three double bedrooms, a single bedroom, a family bathroom and separate wc with stairs to a second floor fifth double bedroom. The master bedroom is a large double with plenty of space for free standing wardrobes and benefits from an en-suite shower room. There is loft access to extensive additional boarded roof storage.



The second bedroom is a large double situated within the main roundel and has a wash hand basin and dressing area with plenty of built-in wardrobes. Bedroom three is a double room with a wash hand basin and bedroom four is a single room set within the second roundel. On the second floor is a fifth double bedroom within the top of the main roundel. A landing gives access to eaves storage space.

## GARDENS & GROUNDS

The property is accessed by a five bar gate set back from the road that leads into a large gravel driveway providing ample parking and turning space. The total plot spans about 4.7 acres with the gardens being a real feature of the property.

Predominantly the gardens are to the rear of the oast enjoying an open southern aspect. The garden is mainly laid to lawn and is well stocked with a variety of trees and shrubs. Adjacent to the house there is a large terrace with a variety of herbaceous beds, borders and a fenced in ornamental pond (formerly a swimming pool). Within the grounds are a detached triple bay garage, a detached unconverted Grade II listed barn and a hard tennis court that would require resurfacing.

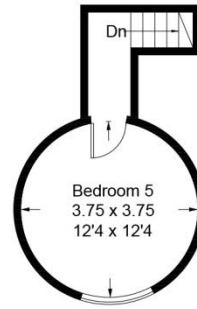
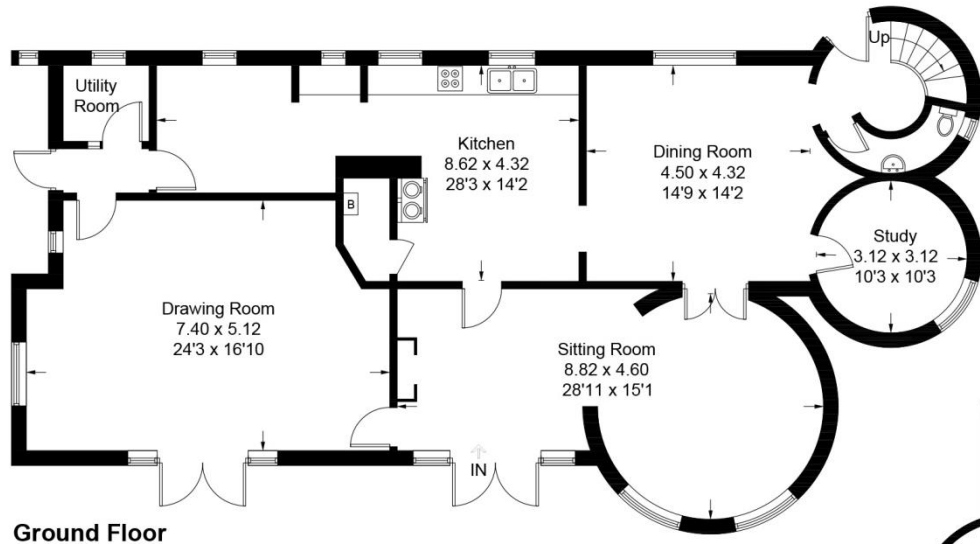
The triple bay garage has a vaulted roof space providing useful storage and a wc to one corner. Attached to the garage is a separate sauna with a wc, shower and space for changing. There is also a secluded walled garden and seating area to one side of the garage to sit and enjoy a barbecue. The detached Grade II listed barn provides further storage and workshop space with a large open plan layout and a mezzanine floor to one side. The barn is believed to date from the 17<sup>th</sup> century with a Kentish peg tile cat slide roof. The barn offers further potential to convert subject to individual needs and the necessary permissions.





# FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



## Invictas Oast, Geddes Hill, Matfield

Approximate Gross Internal Area = 265 sq m / 2852 sq ft

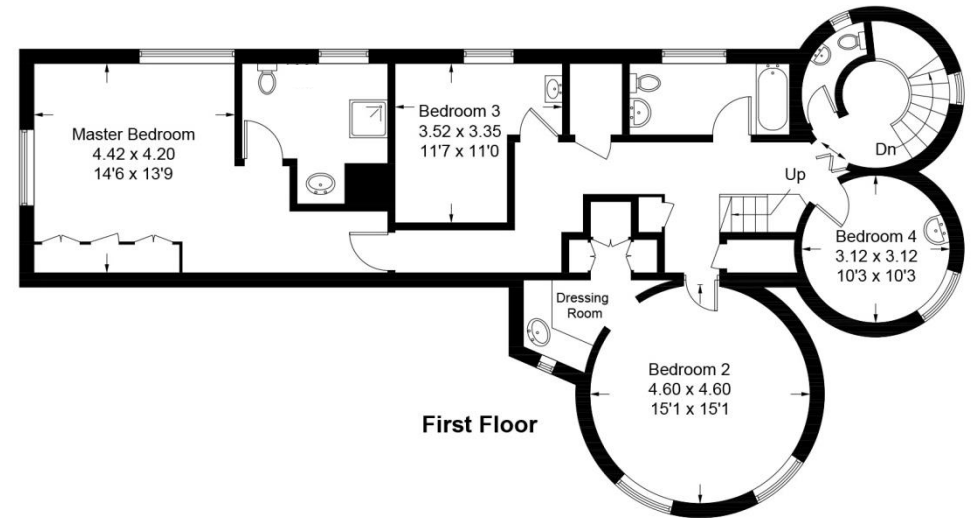


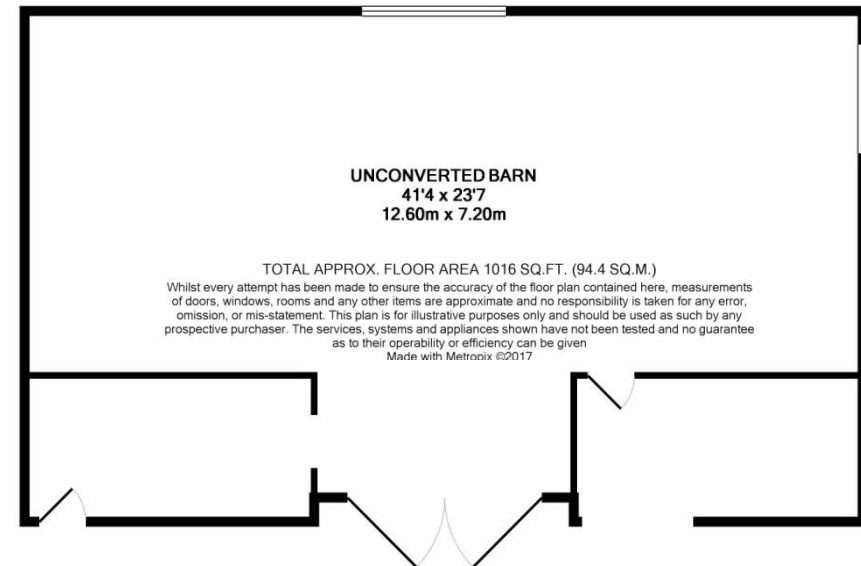
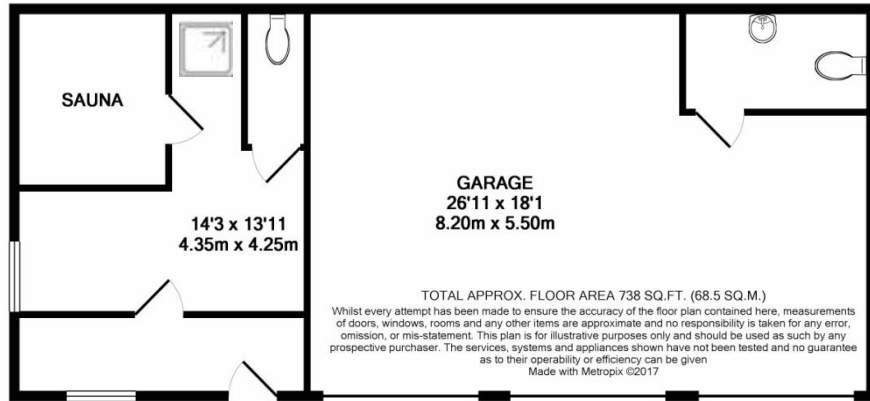
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID368235)





## FLOOR PLANS & SITE PLAN

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only. The red boundary line on the site plan is for identification purposes only and not confirmation of title.



## GENERAL

**Tenure:** Freehold **Services:** Oil fired central heating, pumped cesspool to mains drainage, calor gas for living flame log fire in sitting room and mains electricity and water supply services connected but not tested. **Local authority:** Tunbridge Wells Borough Council  
**Council tax:** Band H **EPC:** E (53)

## VIEWING

To confirm directions and book your viewing strictly by appointment only with the agents call:  
Paddock Wood Office: 01892 832325.



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