



Bramble Reed Lane

Matfield TN12 7EX

Guide Price £625,000



COUNTRY HOMES

Matfield TN12 7EX

KHP Country Homes are delighted to bring to the market, this superb character cottage.

Situated in the highly desirable village of Matfield, early viewing is highly recommended to appreciate all this property has to offer. With far-reaching views across the Kent countryside, this charming cottage boasts plenty of character, adding a touch of history to your living space. As you can see from the photographs, the property would benefit from some upgrading and subject to gaining any relevant consents, could also be extended to create a larger family home.

As you step inside, you're greeted by an entrance hallway, leading to the sitting room which boasts a feature fireplace. To the rear of the property is the kitchen and shower room. As you can see from the floor plan, there is also a 'lean to' and an outbuilding, allowing further opportunity to extend (subject to planning). Upstairs are two generous size bedrooms (there were previously 3 bedrooms so a wall could be re-instated if a further bedroom is required), both with stunning views.

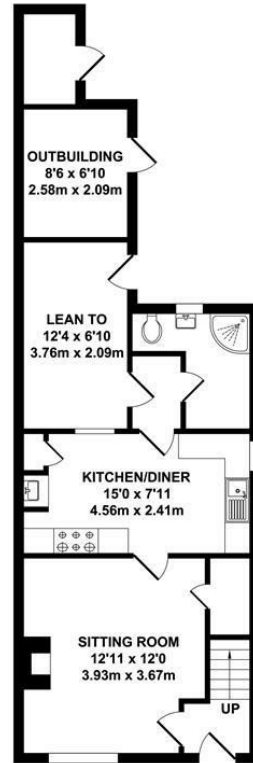
One of the most exciting and stand out features of this property is the desirable setting, nestled on a generous size plot offering panoramic views. There is also parking for several vehicles plus a garage.

If you're looking for a peaceful retreat surrounded by nature then don't miss out on the chance to own a piece of this idyllic countryside setting in Matfield, which offers the convenience of many local amenities including a village hall, butcher and primary school. There is also a delightful village green and a highly regarded local pub/restaurant. The small town of Paddock Wood is close by offering a selection of shops and a mainline station providing excellent links into the Capital.

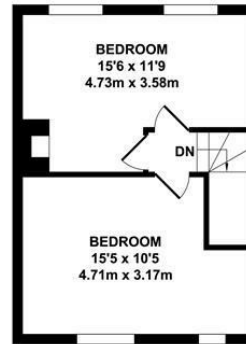
Don't miss out on the opportunity to make this house your own and enjoy the peaceful surroundings of Matfield

- Character Cottage
- Beautiful rural location
- Development opportunity
- Stunning countryside views
- Parking for several vehicles
- Two double bedrooms
- Chain free
- Generous size garden

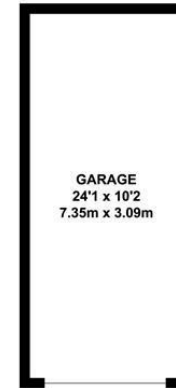




GROUND FLOOR
APPROX. FLOOR AREA
549 SQ.FT.
(51.02 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
283 SQ.FT.
(29.30 SQ.M.)



OUTBUILDINGS
APPROX. FLOOR AREA
356 SQ.FT.
(33.06 SQ.M.)

TOTAL APPROX. FLOOR AREA 1220 SQ.FT. (113.38 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		69	29
England & Wales		EU Directive 2002/91/EC	

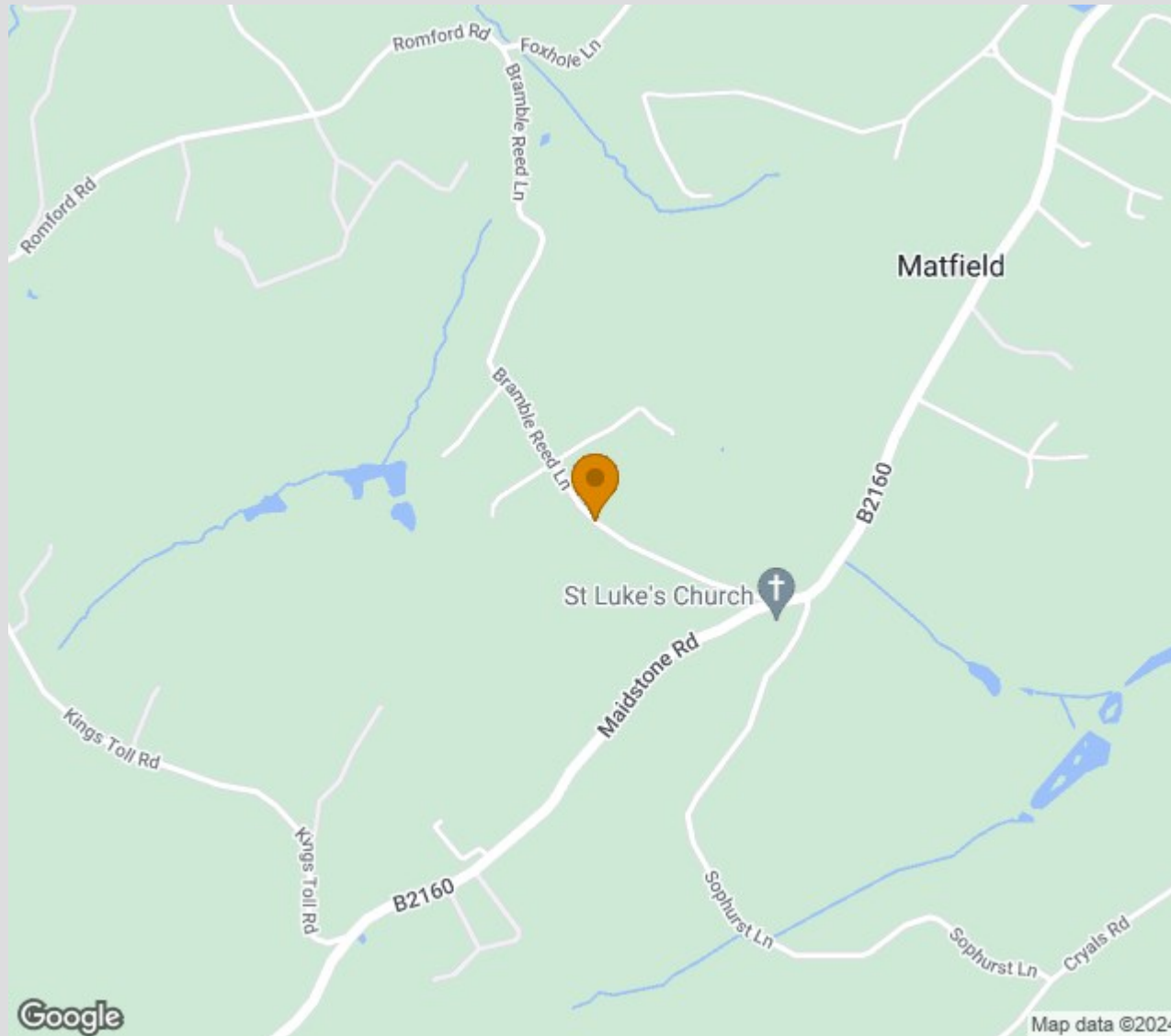




Location Map

Tenure: Freehold

Council tax band: D



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