



Friars Mill Maidstone Road, Matfield, Tonbridge, TN12 7LG

Guide Price £799,995 - £849,995

Jack Charles  
Estate Agents

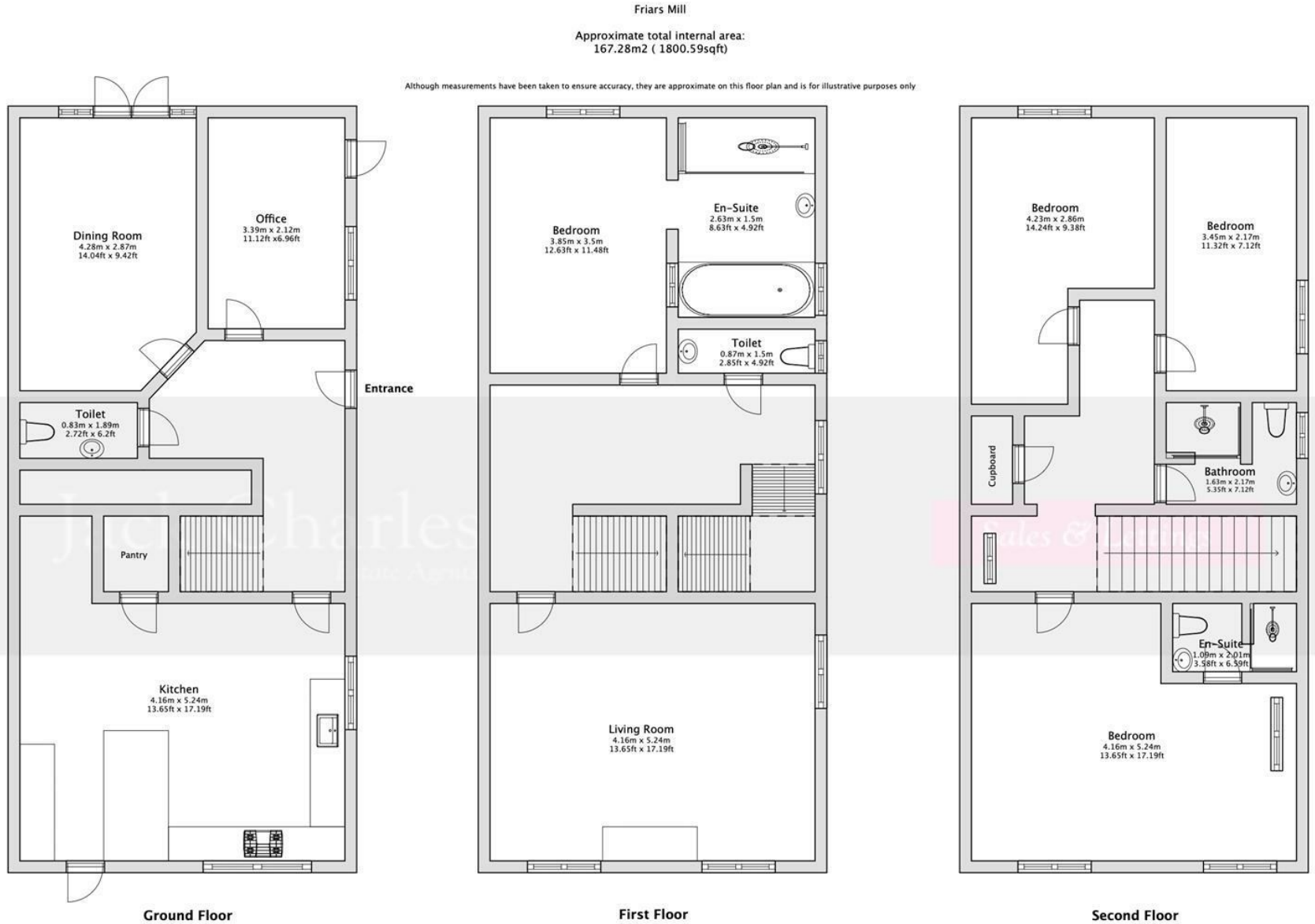
Sales & Lettings

Friars Mill  
Maidstone Road,  
Matfield, Tonbridge,  
TN12 7LG

- Guide £799,995 - £849,995
- Four Bedrooms
- Three Bathrooms
- 1st Floor Living Room With Views
- Study
- Dining Room
- Kitchen / Breakfast Room
- Good Sized Walled Garden
- Garage, Carport & Ample Parking
- Converted American Oast

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential 100
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	Current 23
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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Sales & Lettings

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## To Be Sold

Jack Charles are delighted to be offering for sale this attractive attached American Oast situated in the favoured village of Matfield.

Friars Mill was once part of the impressive Friars Estate, and along with adjoining Friars Oast they both originally formed a three square American Oast with a long barn running along its front and were working farm buildings and used as a grain store until in 1985 when the entire Oast was purchased.

Both Friars Oast & Friars Mill then began an extensive transformation as there were no walls separating the two properties, no floors, doors or windows. Friars Mill itself was designed with a great deal of imagination, ensuring that the accommodation offered versatility and that the views across the orchards to Pettridge were encapsulated over the upper two floors and it became the very much loved family home that it is today.

You approach the property along a lane with a gravelled drive to the front flanked by a wall. A gate then leads along the side where the entrance leads to a welcoming entrance hall. The ground floor offers a formal dining room, study and a lovely double aspect kitchen / breakfast room with a partially separated utility area with access to the rear garden. To the first floor there is a wonderful sitting room to the rear with views, separate cloakroom/WC and the master suite which has an ensuite with bath and separate shower cubicle.

To the second floor there are three good sized bedrooms, second ensuite shower room and a family shower room. There is also access to a huge loft space on the barn side, and a smaller loft in the top of the Oast.

Outside in addition to the gravelled parking, is a garage and sun room at the end of garden, a car/caravan port and further parking. The gardens are extensively lawned with attractive flower and shrub borders, raised vegetable area, mature trees and a paved patio which extends around to the side entrance It has a good degree of privacy and offers a southerly aspect.

## Location

Friars Mill is situated in the charming village of Matfield surrounded by beautiful countryside in the High Weald Area of Outstanding Natural Beauty.

Matfield has a butcher, village hall, and public houses including Gastro Pub "The Poet". The nearby village of Brenchley (approx. 1.4 miles) offers a post office, doctors' surgery and dispensary, along with a fine church, primary school, The Little Bull Café & Bar and Grey's Cafe. The two villages share a Tennis Club and there are both cricket and football teams in addition to further local societies and clubs.

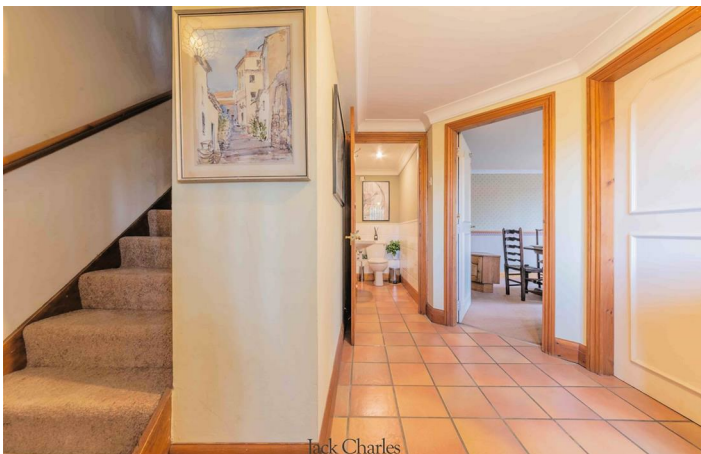
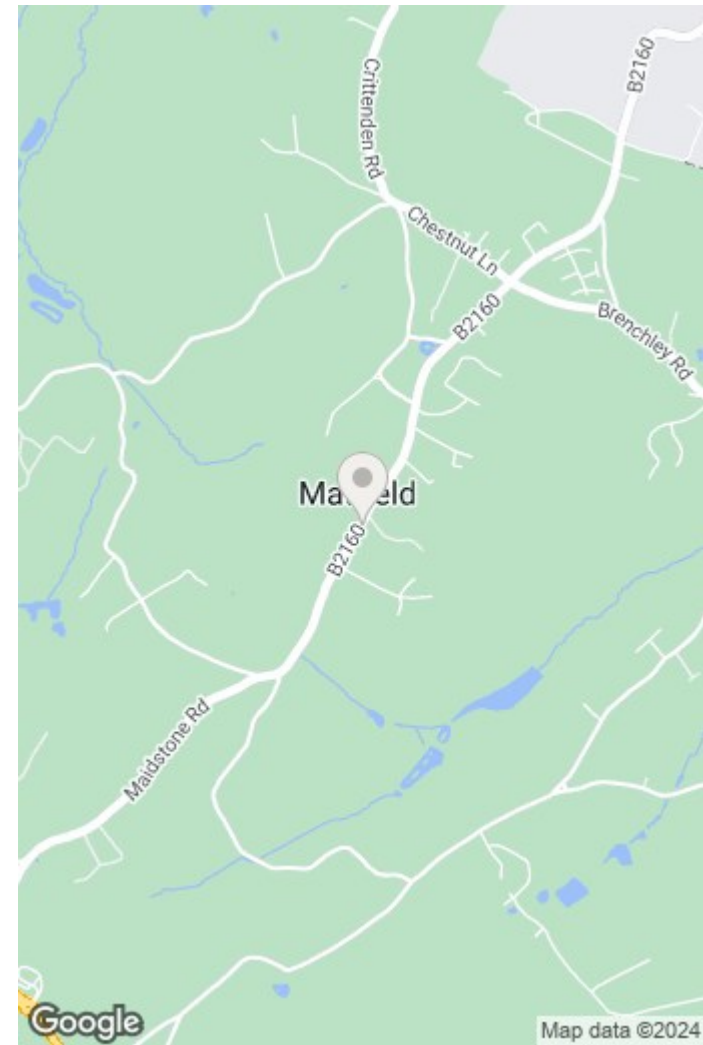
Horsmonden is reached within approximately 3.5 miles, where there are further village amenities including an award-winning village shop (Heath Stores has historically been named 'Best Independent Food and Drink Retailer' by Kent Life).

Friars Mill is well placed for immediate access to the surrounding countryside, and within convenient reach of local attractions such as Bewl Water, the largest reservoir in the south east. The reservoir provides many leisure activities including horse riding, walking and cycling trails, a sailing and canoeing club and fishing, Scotney Castle and Bedgebury National Pinetum and Forest.

For more comprehensive shopping, Paddock Wood (approx. 2.4 miles) offers a good range of shopping facilities including a Waitrose supermarket, doctors' surgery, bank, Costa Coffee, butcher, Greggs, Bardsley's Department Store, Putlands Sports and Leisure Centre and primary school.

There are many highly regarded schools in the area, both state and private, including Brenchley and Horsmonden village primary schools, the Grammar Schools in Tunbridge Wells, Tonbridge and Maidstone, Bethany school in Goudhurst, St Ronans and Marlborough House in Hawkhurst, the Schools at Somerhill, Holmewood House, Kent College for girls, Tonbridge School for Boys, Mayfield School for Girls and co-education at Sevenoaks School.

Paddock Wood station has mainline services to London Charing Cross via London Bridge and Waterloo East (and Cannon Street), with services from about 53 minutes. The nearby A21 links directly to the M25 London orbital motorway to the north and thereby a national motorway network, Gatwick and Heathrow airports, together with offering easy access to the South Coast, including the popular seaside town of Hastings.



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