



Stocks Hill
Brenchley Road | Matfield | Tonbridge | Kent | TN12 7PP

FINE & COUNTRY





Step inside

Stocks Hill

This impressive detached and extended property has been in the same family for more than 50 years and nestles in the midst 1.5 acres of absolutely stunning gardens surrounded by grounds and a communal 2.29 acre field. It is located in the charming village of Matfield that won 'Kent Village of the Year' award in 2010 and is in an Area of Outstanding Natural Beauty.

The property is approached down a very long drive with delightful grounds on either side and leads to a large parking area and a pair of garages as well as to the glazed front door. This opens into a tiled floor lobby with access to a cloakroom and through to the delightful entrance hall with its original herringbone parquet flooring and a staircase to the first floor.

There is a vast, light and bright, triple aspect open plan L-shaped family space that includes the kitchen with a conservatory style roof, a range cooker and country style wood units housing a variety of stand-alone appliances and a walk-in larder. There is plenty of room for a large breakfast table and chairs as well as a delightful seating area and is where the family spend much of their time. There is access to the boiler room and a door to the garden as well as a door to a dual aspect reception room with patio doors to the garden that could also make an excellent office for anyone working from home. The impressive and spacious L-shaped, dual aspect lounge/dining room includes a delightful stone surround fireplace as a focal point as well as French doors to the garden.



The galleried landing on the first floor is large enough for a table and chair and leads to a family shower room and separate bathroom as well as to six bedrooms with superb views across the garden. These include a single that is currently in use as a gym and five doubles with the master having an en suite shower. Two of the rooms have built in wardrobes while the large, guest room is double aspect.

At the end of the integral adjacent garages there is a workshop and tool store while a large detached cabin/summerhouse with its own balustrade surround could easily be upgraded to become a games room/bar or studio. It might even serve as an outdoor office for anyone wishing to work from home who can enjoy the views around the garden, but not be disturbed by activities in the house.

Wherever you look in this wonderful garden and surrounding grounds there is something special to see. Whether it is the charming pond with its mix of goldfish and amphibians, the sweeping lawns interspersed with trees and shrubs or the impressive walkways with arches and rose beds or the grounds with its field, orchards and wildlife.

Seller Insight

“ I have lived in this wonderful family home since I was a child and it has been a great place to grow up. Over the years the family has extended and modernised the house and spent many happy hours creating the amazing organic garden that you see today. There are great places to walk the dogs and a right of way across the fields to the pub and the neighbouring village of Brenchley with its good primary school, doctors surgery and sports clubs. The communal field belongs to the houses that border it and everyone is involved in its upkeep so it is kept in good order and provides a delightful play area for children and pets.”

“Matfield is a charming and friendly village that grew up around the village green which is one of the largest in Kent and includes a duck pond. The green is surrounded by fascinating period properties in a conservation area dominated by the impressive Grade I Listed Matfield House, with its stable block and coach house. The village includes two pubs, an excellent butchers shop and the modern village hall that includes a badminton court, a post office and regular community activities. The nearest station is Paddock Wood where trains can whisk you to London Bridge in 41 minutes. As Maidstone Road runs through the village there is easy access to the surrounding towns and villages with regular buses to the spa town of Royal Tunbridge Wells. Nearby Paddock Wood includes a department store, a Waitrose supermarket, individual shops, bars and restaurants as well as two good primary schools and a good secondary school, while Tonbridge and Tunbridge Wells offer excellent grammar and private schools.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road:	
Brenchley	1.8 miles
Paddock Wood	2.7 miles
Tonbridge	8.6 miles
Tunbridge Wells	5.4 miles
Dover Docks	51.9 miles
Channel Tunnel	40.6 miles
Gatwick Airport	31.4 miles
Charing Cross	45.3 miles

By Train from Paddock Wood	
London Bridge	41 mins
Charing Cross	52 mins
Ashford International	27 mins

Healthcare

Howell Surgery	01892 722007
Tunbridge Wells Hospital	01622 729000

Leisure Clubs & Facilities

Brenchley and Matfield Bowls Club	01892 723630
Castle Hill Cricket Club	01892 723920
Brenchley and Matfield Tennis Club	07903 044530
Brenchley Squash Club	01892 833609

Local Attractions / Landmarks

Scotney Castle
Hop Farm
Tonbridge Castle
Iron Train Bridge
Spa Valley Railway
Ightham Moat

Entertainment

Oast Theatre
The Angel Centre
The Star
The Hopbine
The Poet

Education

Primary Schools	
Brenchley and Matfield Primary School	01892 722929
St Margaret Clitherow Catholic Primary	01732 358000
Bishop Chavasse	01732 676040
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169

Secondary School

Mascalls Academy	01892 835366
Tunbridge Wells Girls Grammar	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555
Weald of Kent Grammar School	01732 373500
Hill View School for Girls	01732 352793
Tonbridge School (Independent)	01732 365555



GROUND FLOOR

- Entrance Hall
- Cloakroom
- Kitchen/Dining Room 17'3 x 17'
- Pantry
- Boiler Room
- Sitting Room 17'10 x 18'
- Study Area 1 9'1 x 9'2
- Lounge (L-Shaped) 20'5 x 11' + 11'4 x 10'

FIRST FLOOR

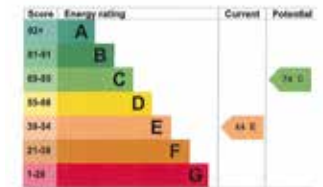
- Landing
- Bedroom 1 13'6 x 12'4
- Bedroom 2 1 1'4 x 11'6
- Ensuite Shower room
- Bedroom 3 1 3'8 x 11'9
- Balcony
- Bedroom 4 11'5 x 10'5
- Bedroom 5 9'5 x 11'5 reducing to 9'6'7
- Bedroom 6 12'4 reducing to 10'5 x 6'7
- Bathroom 8'1 x 5'9
- Shower room 8'7 reducing to 6' x 6'

OUTSIDE

- Driveway
- Garage 1 12'x 9'5
- Garage 2 16'2 x 7'1
- Store
- Large Rear Garden
- Communal Grounds

£ 1,200,000

Council Tax: E
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 15.05.2024





Fine & Country
Tel: +44 (0)1892 570267
tunbridgewells@fineandcountry.com
20 High Street, Tunbridge Wells, Kent TN1 1UX

