



Gedges Lodge
Gedges Hill | Matfield | Tonbridge | TN12 7EA

FINE & COUNTRY





Step inside

Gedges Lodge

For anyone looking for an individual detached period family home on the outskirts of the charming village of Matfield, with large and attractive gardens and in an Area of Outstanding Natural Beauty, Gedges Lodge could be the one. With its origins in the early 1900s and a substantial extension in the 1970s, this delightful and unique residence is full of character and offers plenty of flexible accommodation.

As you drive up to the property the first thing you notice is the fascinating exterior with its traditional chimneystack, impressive roof lines, gothic arched windows and grey and white painted elevations, giving it great 'kerb appeal.' While inside, characterful features include coved ceilings, wood panelled doors, an inglenook fireplace and ceiling roses. At the same time it has been beautifully modernised to provide everything needed for contemporary living.

A pair of solid wood gates open onto the inner driveway that is bordered by high hedging and leads to the double garage with an additional room, currently in use as a gym. Owing to the topography of this split level property the front door opens into the ground floor where you will find a spacious hall, the bedrooms, central stairs to the first floor and stairs to the lower ground floor that includes a cloakroom and all the living accommodation.

There is a spacious, dual aspect light and bright sitting room providing various seating areas. It has a charming bay window, French doors to the garden and a contemporary log burner. The adjacent dining room is just the place for those more formal occasions and family get togethers. It also has French doors to the garden and access to the kitchen for ease of catering. The large, dual aspect kitchen/breakfast room includes shaker

style units, built in appliances and full height cupboards in the breakfast area as well as French doors that open into the impressive conservatory with plenty of space for a large seating area. It has full height windows on three sides providing delightful views over the garden, while bi-fold doors span the fourth side looking over the terrace and, when these doors are fully open, it turns the conservatory into a loggia and really brings the outdoors inside.

Off the ground floor hall there is a family bathroom with a pair of modern vanity basins, a balcony overlooking the garden and four double bedrooms with lovely views, including two with dual aspect and built in wardrobes and the dual aspect principal bedroom that has an en suite shower and a dressing room incorporating built in cupboards. While on the first floor there is a large sitting room/double bedroom or home office with a vaulted ceiling and Velux windows that is ideal for teenagers wanting their own space and where they can entertain their friends.

The glorious gardens include sweeping lawns surrounded by impressive trees and shrubs that backs onto the Gedges lakes, while adjacent to the property are large terraces with space for a hot tub as well as for seating and dining areas, so creates an ideal space for barbecues and outdoor entertaining.

Seller Insight

“ When searching for a property we wanted lots of space and were delighted when we found this charming and spacious family home. We also bought additional land that had been part of an orchard so we could create an even larger garden. We like the fact that we are not overlooked at all and, because of the lakes and the surrounding woodland there is no likelihood of any development taking place. During our time here we have not only extended the garden but also had a new roof put on in 2017, installed a new kitchen, replaced the conservatory/loggia and redecorated throughout. In addition the water treatment plant has been renewed in line with current legislation.

There is extant planning permission for a large second double garage and workshop adjacent to the second lower driveway. Planning has agreed in principle that the footprint could be enlarged to provide for an annex, which would be ideal for multi-generational living or as an office for anyone working from home who doesn't want to be disturbed by activities in the house.

Although we enjoy being out in the country it is nice to feel that we are part of a village community. 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. Matfield won 'Kent Village of the Year in 2010' and includes fascinating period properties dominated by the impressive Grade I Listed Matfield House, with its stable block and coach house. The village includes two pubs, an excellent butcher's shop and the modern village hall that includes a badminton court, a post office and regular community activities.

There is easy road access to the surrounding towns and villages including nearby Paddock Wood with its department store, a Waitrose supermarket, individual shops, bars and restaurants. There is also a station where trains can whisk you to London Bridge in 41 minutes as well as two good primary schools and a good secondary school. While Tonbridge, Tunbridge Wells and Sevenoaks 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	2.0 miles
Paddock Wood	1.6 miles
Tonbridge	6.8 miles
Tunbridge Wells	6.5 miles
Dover Docks	58.7 miles
Channel Tunnel	47.8 miles
Gatwick Airport	30.2 miles
Charing Cross	41.3 miles

By Train from Paddock Wood

London Bridge	41 mins
Charing Cross	52 mins
Ashford International	27 mins

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

Healthcare

Howell Surgery	01892 722007
Tunbridge Wells Hospital	01622 729000

Education

Primary Schools	
Brenchley and Matfield Primary School	01892 722929
St Margaret Clitherow Catholic Primary	01732 358000
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169
Kent College Pembury Prep	01892 822006

Secondary Schools

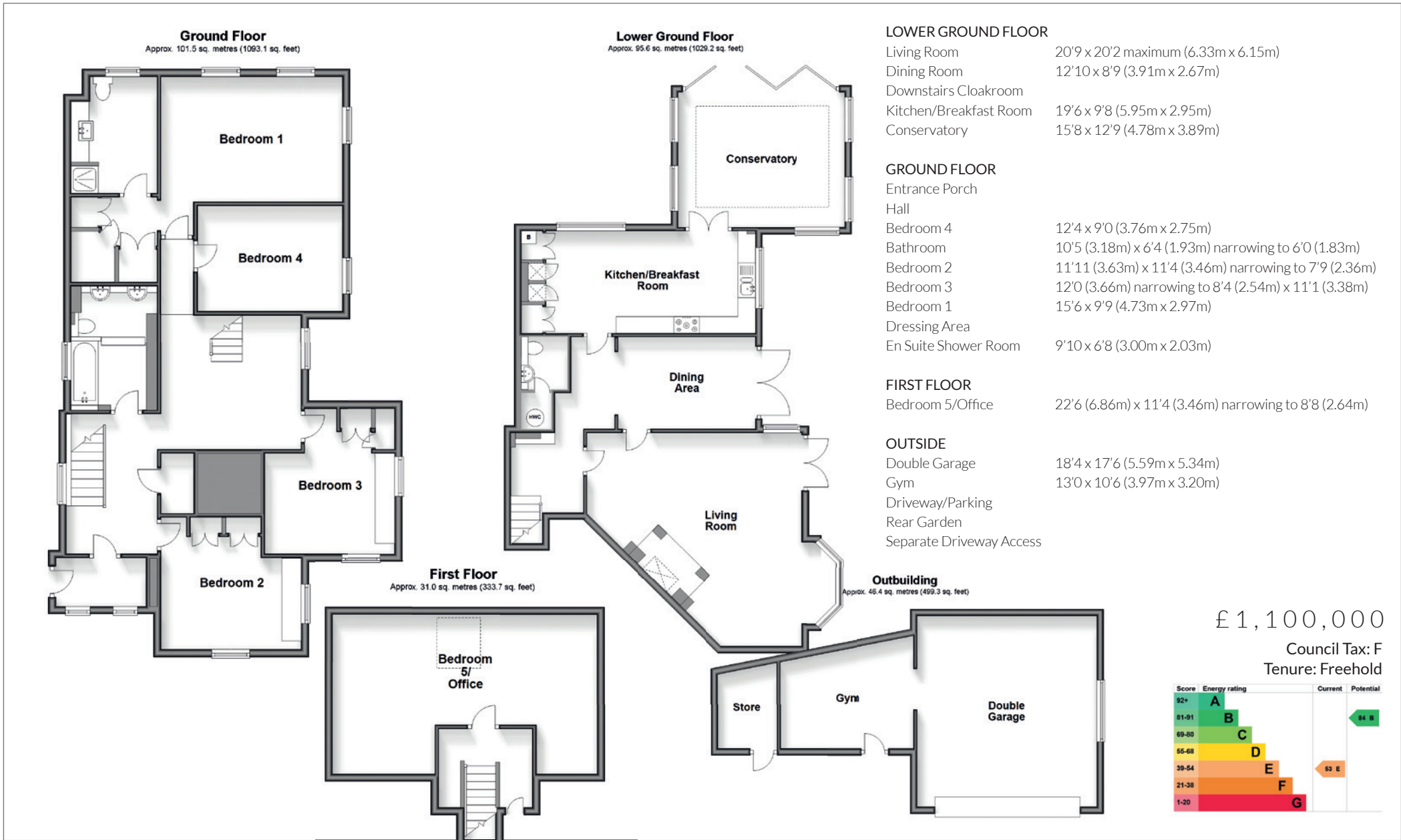
Mascalls Academy	01892 835366
Tunbridge Wells Girls Grammar	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Kent College Pembury (Independent)	01892 822006
Tonbridge School (Independent)	01732 365555
Weald of Kent Grammar School	01732 373500

Entertainment

Oast Theatre
The Angel Centre
The Star
The Hopbine
The Poet

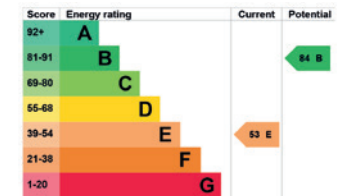
Local Attractions/landmarks

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



£ 1,100,000

Council Tax: F
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 04.11.2024



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