



Dolphins
Maidstone Road | Matfield | Tonbridge | Kent | TN12 7JP

FINE & COUNTRY





Step inside

Dolphins

While the exterior of this large detached village property may have a traditional feel, once you cross the threshold you are transported into true contemporary living. Dolphins has been extended and completely redesigned and updated by the current owner to create a stunning modern detached family home to delight even the most discerning of owners.

Nestling in the picturesque village of Matfield in an Area of Outstanding Natural Beauty, the property is approached through a five bar gate that leads to the integral garage with automatic doors and a block paved frontage where you can park up to eight vehicles.

The main front door opens into a useful lobby and through to the entrance hall with a staircase to the first floor, access to the study and the living/dining room and has hard-wearing Amtico flooring that flows throughout most of the ground floor. There is also a secondary front door adjacent to the garage that provides independent access to the study and a cloakroom. This means the study is ideally located for anyone who works from home as business visitors do not need to go into the main part of the house.

However the 'piece de resistance' is the breath-taking dual aspect, L-shaped kitchen/breakfast room and the equally awe-inspiring adjacent dual aspect lounge/dining room. The stunning light and bright kitchen/breakfast room includes a large roof lantern, four bi-fold doors to the rear terrace and two pairs of glazed doors to the lounge/dining room.

There are a raft of glossy grey units housing AEG appliances including a steam oven, fan oven, a microwave and a warming drawer as well as a fridge and freezer, while the utility area has an integrated dishwasher, washing machine and tumble drier. There is also a central island/breakfast bar incorporating an induction hob and downdraft extractor and plenty of space for a good sized table and chairs. The equally light and bright lounge/dining room also includes a large roof lantern and four bi-fold doors to the terrace as well as a charming box bay window and an open fire you can cosy up to on a cold winter's evening and when all the bi-fold doors are open you feel you are living in the garden.

From the kitchen there is access to the cinema room or additional sitting room. This has French doors to a separate terrace area and a spiral staircase to a double bedroom on the first floor. It shares a contemporary Jack and Jill bathroom with the dual aspect principal bedroom that includes fitted cupboards. This room can also be accessed from the galleried landing where you will find the modern family bathroom with a stand-alone oval bath and a separate walk-in shower that services two double bedrooms and a guest double with an en suite shower room.

The very easy-to-manage rear garden includes a large terrace that is ideal for barbecues, al fresco dining and relaxing in the sunshine, while steps lead down to a lawn interspersed with trees and shrubs and a patio with a large hot tub.

Seller Insight

“ We have thoroughly enjoyed the 20 years we have spent in this lovely family home but it is time to start a new chapter in our lives. In 2018 the property was completed refurbished and extended to become the contemporary property it is today. But there are still more developments that could be made should new owners want to expand the property. It would be possible to convert the integral garage into a bar/games room or additional living accommodation thus creating an annex on the ground floor for elderly relatives. Alternatively or as well there is a huge boarded attic with access from the principal bedroom and the landing that is currently used for storage but could be converted into a third storey, subject to the necessary permissions.

We have always loved the area and 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 butcher's shop and the modern village hall that includes a badminton court, a post office and regular community activities while the neighbouring village of Brenchley offers a good primary school, doctor's surgery and sports clubs.

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 the nearest station where trains can whisk you to London Bridge in 41 minutes. The town also 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 | 2.4 miles |
| Tonbridge | 6.5 miles |
| Tunbridge Wells | 5.6 miles |
| Dover Docks | 52.2 miles |
| Channel Tunnel | 41.0 miles |
| Gatwick Airport | 29.6 miles |
| Charing Cross | 48.4 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 |

Entertainment

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|------------------|
| Oast Theatre |
| The Angel Centre |
| The Star |
| The Hopbine |
| The Poet |

Leisure Clubs & Facilities

| |
|------------------------------------|
| Brenchley and Matfield Bowls Club |
| Castle Hill Cricket Club |
| Brenchley and Matfield Tennis Club |
| Brenchley Squash Club |

Local Attractions / Landmarks

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|--------------------|
| Scotney Castle |
| Hop Farm |
| Tonbridge Castle |
| Spa Valley Railway |
| Ightham Mote |

Education

| | |
|---------------------------------------|--------------|
| Brenchley and Matfield Primary School | 01892 722929 |
| Paddock Wood Primary | 01892 833654 |
| Somerhill (independent) | 01732 352124 |
| Hilden Grange Preparatory | 01732 351169 |
| Holmewood House | 01892860000 |

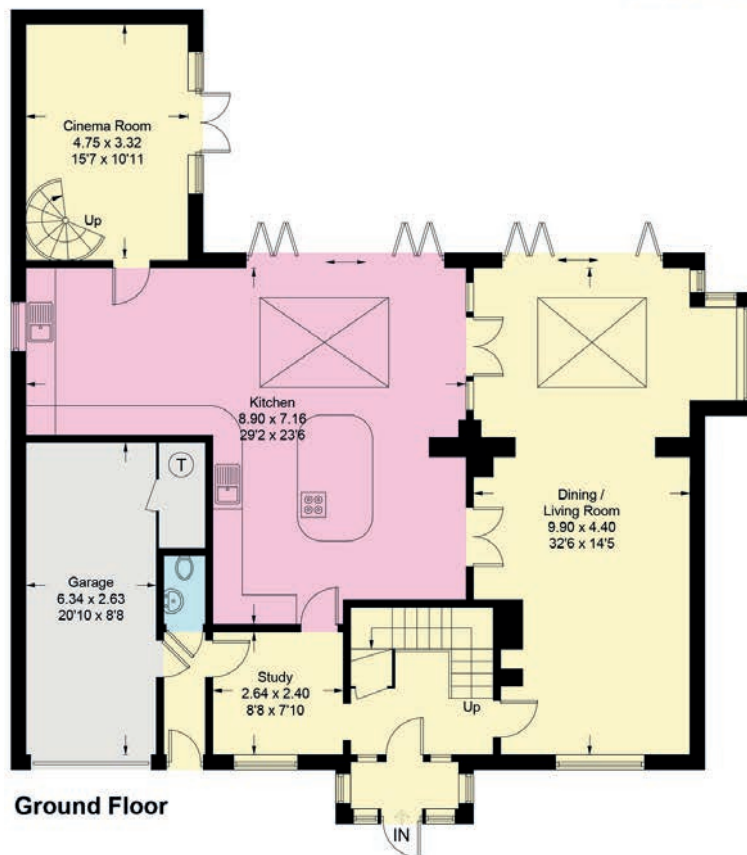
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| Secondary schools: | |
| Mascalls Academy | 01892 835366 |
| Tunbridge Wells Girls Grammar | 01892 520902 |
| Tunbridge Wells Boys Grammar | 01892 529551 |
| Hill View School for Girls | 01732 352793 |
| The Judd School (Voluntary aided) | 01732 770880 |
| Tonbridge School (Independent) | 01732 365555 |
| Weald of Kent Grammar School | 01732373500 |
| Tonbridge School (Independent) | 01732 365555 |
| Kent College Girls school | 01892 822006 |

Dolphins

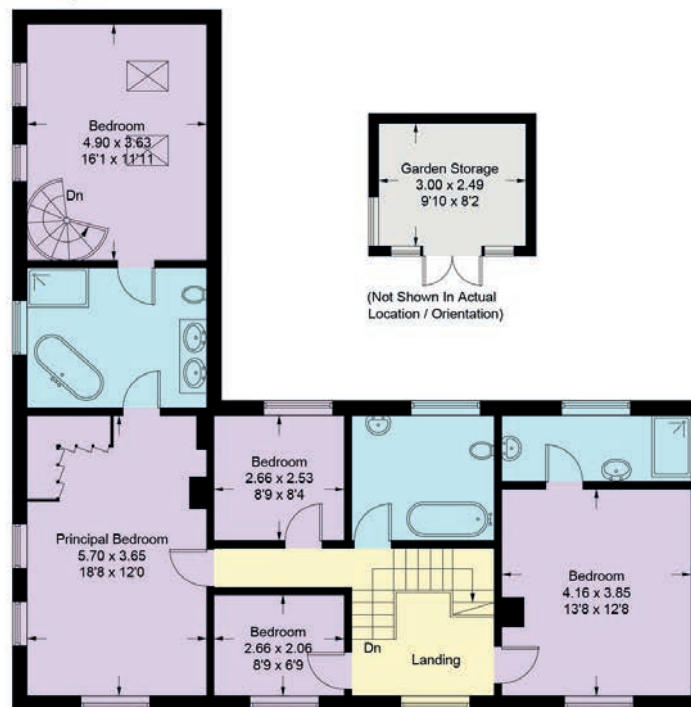
Approximate Gross Internal Area = 261.7 sq m / 2817 sq ft
(Including Garage)

Garden Storage = 7.5 sq m / 81 sq ft

Total = 269.2 sq m / 2898 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID969774)

GROUND FLOOR

| | |
|---------------------|------------------------------|
| Entrance Hall | |
| Kitchen/Dining Room | 29'2 x 23'6 (8.90m x 7.17m) |
| Dining/Living Room | 32'6 x 14'5 (9.91m x 4.40m) |
| Cinema | 15'7 x 10'11 (4.75m x 3.33m) |
| Study | 8'8 x 7'10 (2.64m x 2.39m) |
| Cloakroom | |

FIRST FLOOR

| | |
|------------------------|------------------------------|
| Principal Bedroom | 18'8 x 12'0 (5.69m x 3.66m) |
| Jack and Jill Bathroom | |
| Bedroom 2 | 13'8 x 12'8 (4.17m x 3.86m) |
| En Suite Bedroom 2 | |
| Bedroom 3 | 8'9 x 8'4 (2.67m x 2.54m) |
| Bedroom 4 | 8'9 x 8'2 (2.67m x 2.49m) |
| Family Bathroom | |
| Bedroom 5 | 16'1 x 11'11 (4.91m x 3.63m) |

OUTSIDE

Driveway
Single Garage
Rear Garden
Garden Store

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 68 D | 74 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Council Tax: F
Tenure: Freehold

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