



125

— YEARS OF —

**Lambert
& Foster**



Lambert & Foster



KEYS GREEN HOUSE

MATFIELD

A rare opportunity to purchase a detached 1930's double fronted three bedroom family home, available for the first time in 60 years. The property sits within its generous 0.63 acre plot of landscaped gardens, mainly laid to lawn with mature borders and a wide variety of trees and shrubs. The home offers a great opportunity to improve and extend subject to individual needs and planning permissions. To the front and side is a large block-paved driveway offering ample off-road parking as well as a 550 sq.ft. detached double garage, two further detached workshops and additional garden sheds. Conveniently located for access to the A21 as well as mainline stations at Paddock Wood, Frant and Tunbridge Wells along with the towns' wider amenities and schools. Offered to the market with NO FORWARD CHAIN.

Guide Price £875,000

FREEHOLD





KEYS GREEN HOUSE

BEECH LANE | MATFIELD | KENT | TN12 7HG

- A three bedroom detached family home
- Generous plot size of over 0.6 acres tbv
- Gated private driveway providing ample off-road parking
- Large detached double garage and two further outbuildings
- Well-tended wrap-around garden with a wide range of trees and shrubs
- Conveniently located and offered to the market with NO FORWARD CHAIN

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains drainage services connected but not tested. **Heating:** Oil fired central heating.

BROADBAND: Available as Standard and Ultrafast broadband.

MOBILE COVERAGE: EE good.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band G. **EPC:** E (54)

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** None. **Groundwater:** None.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof.



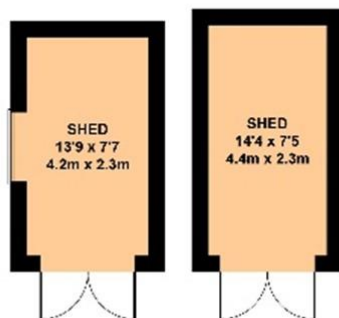
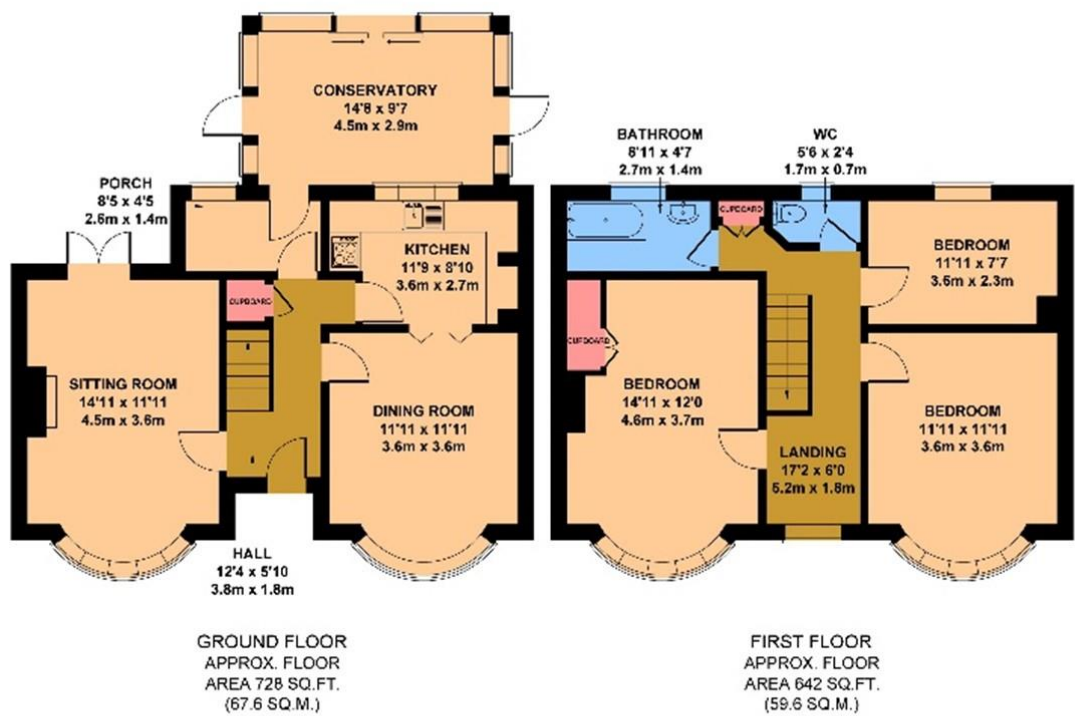
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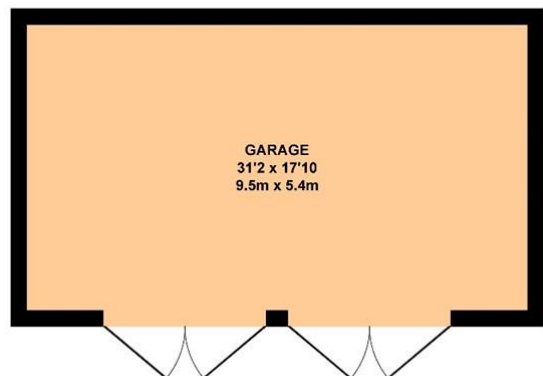
In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



OUTBUILDINGS
APPROX. FLOOR AREA 209 SQ.FT. (19.4 SQ.M.)



GARAGE
APPROX. FLOOR AREA 554 SQ.FT. (51.5 SQ.M.)



Not to Scale. Produced by The Plan Portal 2025
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OFFICES LOCATED AT:

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Paddock Wood, Kent TN12 6DS

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Tel. 01435 873 999
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Wadhurst, East Sussex TN5 6AA

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Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
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Cranbrook, Kent TN17 3DN

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