



Friars Mill, Matfield, Kent





Friars Mill, Maidstone Road, Matfield

A wonderful unlisted former American oast house providing flexible family accommodation which includes a first floor living room enjoying fantastic views over the surrounding countryside. The property also benefits from a beautiful rear garden with a paved terrace and conservatory as well as a garage, car port and off-road parking.

A21 (Kipping's Cross) 1.1 miles. Paddock Wood station 3 miles (London Bridge from 43 minutes). Tunbridge Wells station 5.5 miles (London Bridge from 44 minutes). Tonbridge station 7 miles (London Bridge from 32 minutes). Gatwick airport 29 miles. London 45 miles. (All times and distances approximate).



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EPC

F

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council, Tel. 01892 526121.

Council tax band: G

Services: Mains water and electricity. Oil heating. Mains drainage.





A beautifully presented family house with wonderful views over its garden and the countryside beyond.



The Property

Friars Mill is an attractive, unlisted period property offering flexible and characterful family accommodation arranged over three floors. The property is believed to date back to circa 1890 and was originally an American oast which was converted and divided into two dwellings in the mid 1980s.

The entrance hall gives access to two reception rooms on the ground floor. To one side there is a dining room with double doors to the front, and an office with fitted shelves and cupboards as well as a window and door to the side. The country style kitchen/breakfast room has a range of fitted storage cupboards, space for a table, a pantry and utility area. There is also a door leading out to the rear terrace and beautiful garden.

On the first floor there is a double aspect living room with windows to the front and side taking advantage of the wonderful views over the surrounding countryside. On this level, there is also a w.c. as well as a bedroom with beautifully appointed en suite bathroom.

Stairs lead up to the second floor where there are three further (one with en suite shower room) as well as a family shower room. The landing also gives access to a large, boarded loft providing useful storage.

Gardens and Grounds

The house is approached over a gravel driveway leading to the house and off-road parking area. A second entrance from the access lane leads to a further parking area as well as a detached single garage with a car port to the side and an attached garden store.

To the rear of the house there is a paved terrace providing the perfect area for al fresco dining. The delightful garden is enclosed on all sides and is laid to lawn with a multitude of mature shrubs, plants and trees. There is also a vegetable area and, at the bottom of the garden, a lovely conservatory with a door into the attached garage.



Situation

The property is located on the edge of the popular village of Matfield and within the High Weald Area of Outstanding Natural Beauty. Matfield, well known for its idyllic village green framed by period properties, has a butchers, part-time post office, village hall and two pubs. Nearby Brenchley also offers good shopping for everyday needs. Paddock Wood provides a wider range of facilities, including a Waitrose supermarket, as well as a mainline station serving London. The larger towns of Tunbridge Wells and Tonbridge have a broader range of commercial, shopping and leisure facilities. The A21 provides access onto the M25 and national motorway network, Gatwick and Heathrow airports, the Channel Tunnel and ferry ports.

There are a number of well-regarded schools in the area in both the state and private sectors including The Schools at Somerhill in Tonbridge, Dulwich Preparatory at Cranbrook, Marlborough House and St Ronan's at Hawkhurst, Benenden School, Holmewood House Preparatory at Langton Green, Kent College (Girls) at Pembury. There are also grammar schools for boys and girls in Tunbridge Wells and Tonbridge.

Recreational facilities include riding and walking in the surrounding countryside; golf at The Nevill in Tunbridge Wells, Lamberhurst and Chart Hills in Biddenden; sailing and water sports at Bewl Water and on the South Coast.

Directions (TN12 7LG)

From Tunbridge Wells, head south on the A21 towards Hastings. At the Kipping's Cross roundabout, take the first exit onto Maidstone Road (B2160) towards Matfield.

Continue for 1.1 miles and turn right onto the driveway marked Friars Mill (just after Pine Cottage and The Rosery on the left). The property will be found immediately on the right-hand side.



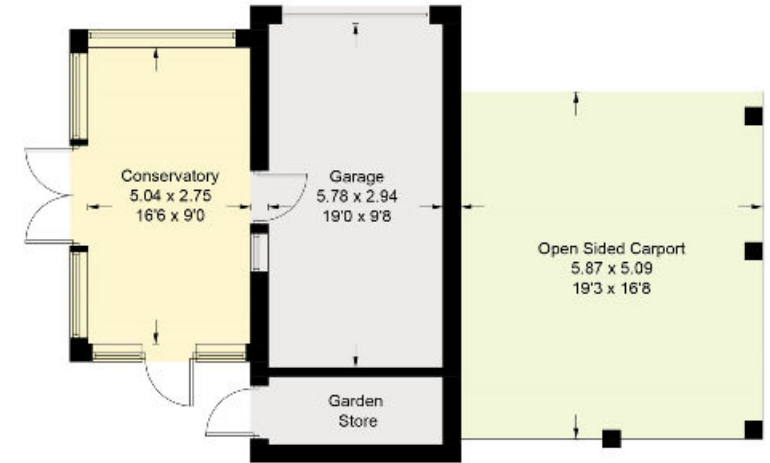


Approximate Gross Internal Floor Area
House: 180.0 sq m / 1937 sq ft
Outbuilding: 36.7 sq m / 395 sq ft
TOTAL: 216.7 sq m / 2332 sq ft

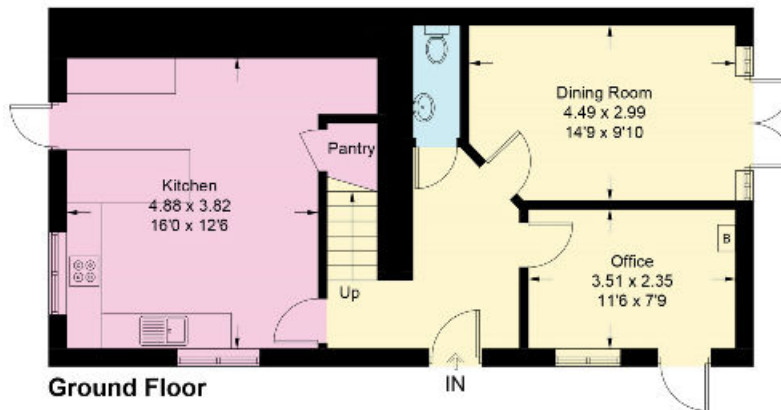


Second Floor

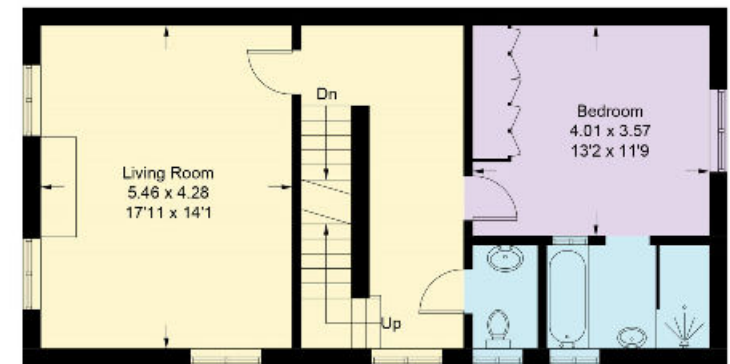
- Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Knight Frank
 Tunbridge Wells
 47 High Street
 Tunbridge Wells
 Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more
Lucy Martin
 01892 515035
lucy.martin@knightfrank.com

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