

Little Orchard

Foxhole Lane, Matfield, Kent



A wonderful country house offering substantial family accommodation, as well as outbuildings and stunning gardens and grounds, in a fabulous semi-rural position on the edge of the popular village of Matfield.

A21 - 2 miles. Paddock Wood station 2.7 miles (London Bridge from 41 minutes) | Tonbridge station 6 miles (London Bridge from 32 minutes) | Tunbridge Wells station 6.4 miles (London Bridge from 44 minutes)
Gatwick airport 30 miles | London 40 miles (All times and distances approximate)



5



3



4-6

Summary of accommodation

Main House

Ground Floor: Entrance Hall | Sitting Room | Dining Room | Office | Snug | Kitchen/breakfast Room | Walk-in Pantry | Cloakroom | Utility Room | Cloakroom

First Floor: Principal bedroom | En Suite Bathroom | Four Further Bedrooms | Family Bathroom | Shower room

Outbuildings

Agricultural Barn providing Garaging, Workshop and Storage Rooms | Tractor Shed/Wood Store | Boat Shed

Garden and Grounds

Stunning Mature Gardens | Terrace | Greenhouse | Pond



Situation

(Distances and times are approximate)

The property is located in a wonderful semi-rural position on the edge of the village of Matfield and within the High Weald Area of Outstanding Natural Beauty.



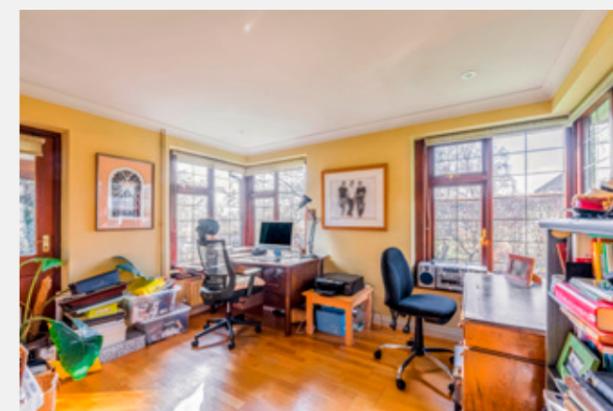
Matfield, with its idyllic village green framed by period properties, has a part-time post office, butcher/greengrocers and pubs. Nearby Brenchley also offers good shopping for everyday needs. A wider range of facilities can be found at Paddock Wood, Tonbridge and Tunbridge Wells.



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.



Paddock Wood, Tonbridge and Tunbridge Wells have mainline stations offering services to London.



The Property

Little Orchard is a wonderful detached country house with stunning gardens and grounds and a useful outbuilding. The beautifully presented property has not been on the market for over 60 years and offers substantial and well-proportioned family accommodation, totalling 3,254 sq ft. The characterful double aspect sitting room has an inglenook fireplace and numerous windows overlooking the fabulous gardens. The spacious and well-appointed country kitchen has a door to the side, a walk-in pantry and a door to the rear terrace and gardens. There is also a useful utility room as well as a snug, dining room and home office.

On the first floor, there are five good sized bedrooms, a family bathroom and a shower room. The impressive principal bedroom is triple aspect and benefits from an en suite bathroom as well as French doors opening to a Juliet balcony enjoying fantastic views over the gardens and surrounding countryside.

Outside

The house is approached via a gated entrance driveway leading to the house and a large agricultural barn which provides garaging and a workshop on the ground floor, and two storage rooms above. The delightful gardens and grounds wrap around the house and are a particular feature of the property. They are beautifully maintained and are laid to lawn, interspersed with mature trees, shrubs and plants.



Property Information

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Solar panels (34 no.) with Tesla Powerwall Battery. Mains drainage.

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

Council Tax: Band G

EPC: C

Directions (TN12 7ER): From Tunbridge Wells, head south on the A21 towards Hastings. At the Kipping's Cross roundabout, take the first exit onto Maidstone Road (B2160). Continue for 1.7 miles into Matfield. At the crossroads, turn left (by The Poet pub) onto Chestnut Lane. Continue for 0.3 of a mile then turn left onto Foxhole Lane. The gated entrance to Little Orchard will be found after a short distance on the left-hand side.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

Main House: 302.3 sq.m / 3,254 sq.ft

Garage: 155.5 sq.m / 1,674 sq.ft

Outbuilding: 53.3 sq.m / 574 sq.ft

Total Area: 511.1 sq.m / 5,502 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated October 2024 & February 2025.

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