






HODGE COTTAGE

The Green, Matfield, Kent



CHARMING PERIOD COTTAGE IN A HIGHLY SOUGHT-AFTER LOCATION

Paddock Wood 2.5 miles (London Bridge from 42 minutes). Tonbridge
6.5 miles (London Bridge from 34 minutes).
Tunbridge Wells 6 miles (London Bridge from 44 minutes).
(All times and distances approximate)

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Local Authority: Tunbridge Wells Borough Council
Council Tax band: F
Tenure: Freehold
Services: Mains water and electricity. Oil-fired heating. Mains drainage.
Postcode: TN12 7JU What3words: ///snippet.joke.snowballs

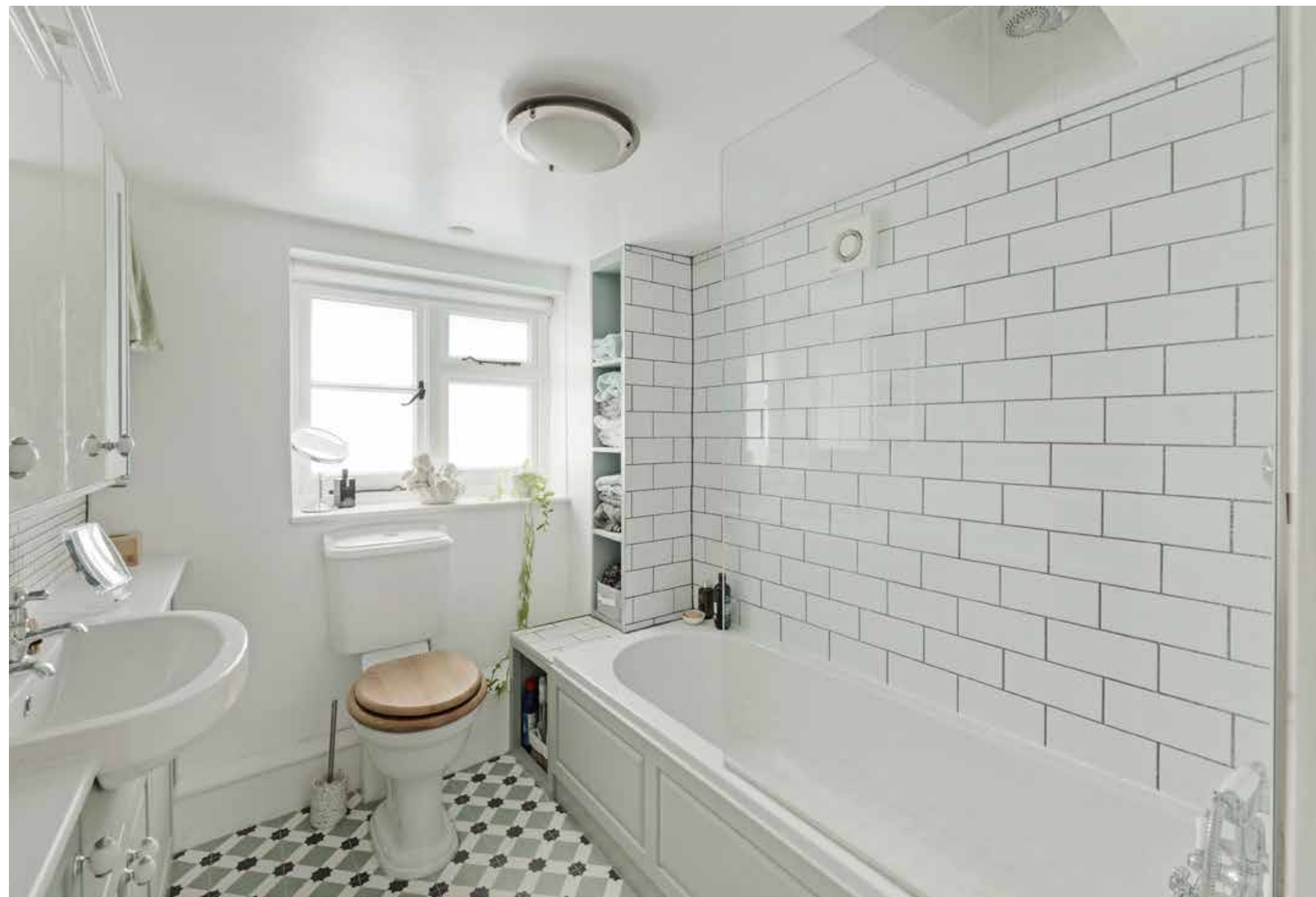


SET IN AN IDYLLIC AND SOUGHT-AFTER POSITION

The property is situated in an idyllic and sought-after position, overlooking the picturesque village green and pond in Matfield, in a conservation area and within the High Weald Area of Outstanding Natural Beauty. Matfield, and nearby Brenchley, both offer good shopping for everyday needs. Paddock Wood offers a wider range of facilities, including a Waitrose, as well as a mainline station serving London. The larger towns of Tunbridge Wells and Tonbridge also have a broader range of commercial, shopping and leisure facilities as well as mainline stations. The A21 at Kipping's Cross 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, Holmewood House Preparatory at Langton Green, Kent College (Girls) at Pembury, St Ronan's at Hawkhurst, Dulwich Preparatory at Cranbrook and Benenden School. There are also grammar schools for boys and girls in Tunbridge Wells and Tonbridge.





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This charming semi-detached period cottage is Grade II listed, believed to date back to the 18th century, and offers characterful family accommodation with features including sash windows and exposed beams.

The wonderful double aspect drawing room has windows to the front and side as well as a wealth of exposed timbers and an impressive inglenook fireplace. A door leads through to the modern country kitchen with fitted Shaker style units, integrated appliances, underfloor heating, understairs pantry cupboard and utility area with plumbing for washing machine. Off the kitchen there is a dining room, which also has underfloor heating, and French doors opening out to the side terrace creating the perfect space for al fresco dining and entertaining.

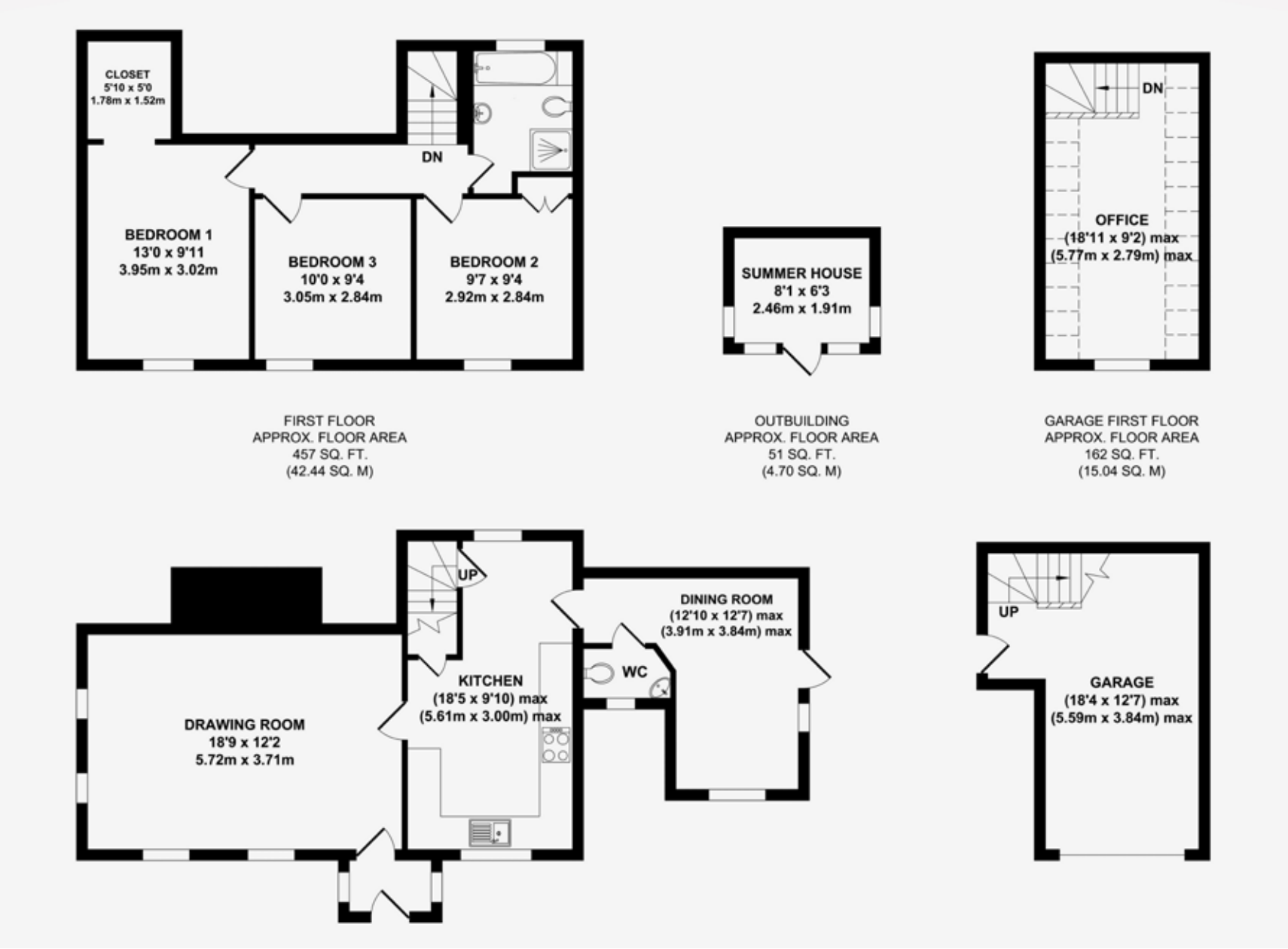
On the first floor there are three good sized bedrooms and a beautifully appointed family bathroom.

Externally, the front garden is laid to lawn with a picket fence and pathway leading to the front door. To one side of the house, there is a driveway providing off-street parking and leading to a single garage with an office/studio above.

To the rear of the house, there is a flagstone paved terrace. Steps lead up to a lawned garden with a lovely summer house, garden shed and pedestrian gate giving access to the garage.

Agents Note:
There is a small flying freehold on the first floor only affecting where the walk-in wardrobe in the principal bedroom extends into the neighbouring property.





Approximate Gross Internal Area = House: 96.36 sq m / 1037 sq ft.
Outbuildings: 37.18 sq m / 401 sq ft. TOTAL: 133.54 sq m / 1437 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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