



Hastings Road, Matfield, Kent, TN12 7HF

Guide Price £1,200,000

When experience counts...

est. 1828
bracketts

Offered for sale is this unique opportunity to purchase a 1930s detached family home situated within a commutable distance to Central London by both road & rail. Hollytrees is a detached dwelling with equestrian facilities including paddocks, stables and barns totalling approx. 4.3 acres (TBV). Situated centrally to the towns of Paddock Wood & Tunbridge Wells both approx. 4.5miles in distance where there is an abundance of shopping and leisure facilities and mainline stations servicing London. A detached three storey dwelling of brick and render construction under brick tile roof. With triple glazed windows to the front, internally accommodation comprises entrance hall, fitted kitchen LPG hob installed, sitting room, dining room, two conservatories' and a downstairs cloakroom WC. To the first floor there is a family bathroom, three bedrooms with the master boasting a balcony with views across the land. To the second floor there is a further bedroom. Externally there is a good size front & rear gardens laid to lawn and enclosed. There is a private gated block paved driveway to the front of the house accessed from the A21 allowing ample for several cars. Furthermore, there is a second private gated driveway accessed to the rear of the property via Beech Lane. In the grounds there is a single car garage, stables x4, small enclosed grass area, the main paddock, large barn and tack room. Set in a mature setting and enclosed by hedges and woodland the land extends to about 4 acres in all (TBV)

Four Bedrooms

1930s Detached Family Home

Approx 4.3 acres (TBV) Equestrian Facilities

Four Stables & Tack Room

Large Barn

Detached Garage

Gardens & Paddocks

Two Private Driveways

Close to Road Networks

Viewing Highly Recommended





LOCATION:

Matfield is a favoured Kentish village - offering The Poet - fine dining restaurant and The Star public house. The butcher shop won Butchers Shop of the year in 2020. Outreach post office and village hall. Two pre-schools in Brenchley and other nurseries available in Paddock Wood. Doctors surgery and Dentist are located in Brenchley

Paddock Wood mainline station is within easy reach (4.3 miles) The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Paddock Wood, Tonbridge (4.3 miles) and Tunbridge Wells (6 miles) all offer a more comprehensive range of shopping and leisure facilities.

State and private schools: Village primary schools in Brenchley and Horsmonden, grammar schools in Tonbridge, Tunbridge Wells and Cranbrook, Maskalls Academy in Paddock Wood, Tonbridge and Sevenoaks public schools, Kent College, Pembury. Preparatory schools at Somerhill and Hilden Grange (Tonbridge), Marlborough House and St Ronan's (Hawkhurst) and Dulwich Prep (Cranbrook).

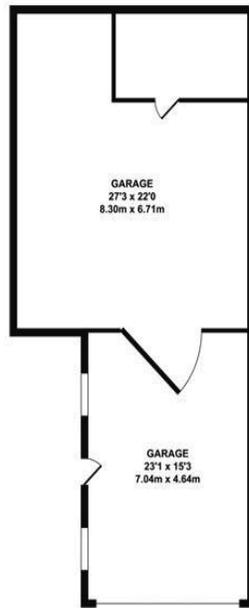
Communications: The M25 is accessed via the recently upgraded A21 to the north, linking to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel/ports

ADDITIONAL INFORMATION:

Council Tax Band F
Double Glazed Windows



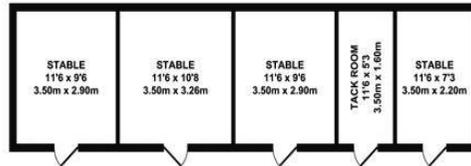
Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



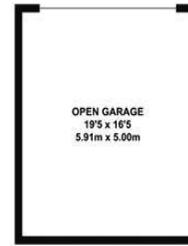
GARAGE
APPROX. FLOOR AREA
956 SQ.FT.
(88.82 SQ.M.)



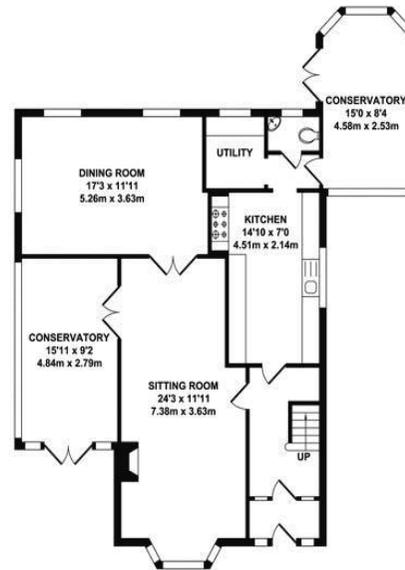
GARAGE
APPROX. FLOOR AREA
1031 SQ.FT.
(95.74 SQ.M.)



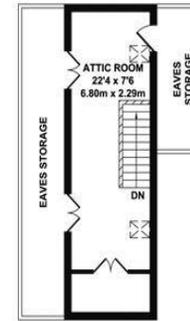
STABLE
APPROX. FLOOR AREA
500 SQ.FT.
(46.41 SQ.M.)



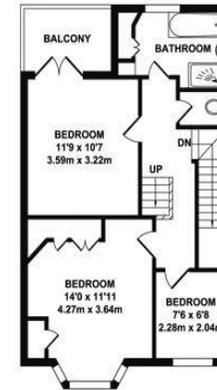
GARAGE
APPROX. FLOOR AREA
318 SQ.FT.
(29.55 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
1090 SQ.FT.
(101.28 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
195 SQ.FT.
(18.13 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
527 SQ.FT.
(48.97 SQ.M.)

TOTAL APPROX. FLOOR AREA 4617 SQ.FT. (428.90 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Zome Media ©2021