



Badsell Park Farm Cottages, Matfield, Kent, TN12 7EW

Guide Price £1,200,000

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Badsell Park Farm Cottages enjoys an attractive rural position approached by Crittenden Road over a long sweeping private track, serving a small hamlet, formed by the farmhouse, oast, a pair of cottages and a pair of converted stables, set in an attractive rural valley offering approx 16 acres of land (TBV) across two titles. The cottage offers accommodation comprising entrance hall, cloakroom WC, sitting room, dining room, conservatory, open plan extended kitchen / breakfast room and a ground floor annexe with kitchen, bathroom and living / bedroom area. To the first floor a family bathroom and four bedrooms. Externally the property offers extensive gardens, fields and woodland areas along with a detached barn with potential for a detached family home subject to necessary planning consent or to be utilised as commercial premises. The popular village of Matfield is about 1.3 miles from the property with its traditional village green and public houses. Paddock Wood (3.8 miles), Tonbridge (5.5 miles) and Tunbridge Wells (6 miles) all offer a more comprehensive range of shopping and leisure facilities. The picturesque village of Matfield, well known for its idyllic village green framed by period properties, is 1 mile away and has local pubs, shop, post office, butcher / greengrocers and amenities serving most day to day needs. Paddock Wood station 3 miles (London Bridge about 45 minutes), A21 (Pembury) 3 miles, Tonbridge station 5 miles (London Bridge from 37 minutes), Tunbridge Wells 5.5 miles

Four Bedrooms

Semi Detached Family Home

Ground Floor Annexe

Open Plan Kitchen / Breakfast Room

Approx 16 Acres (TBV)

Detached Barn - Potential Conversion
Subject to Necessary Planning
Consent

Equestrian Potential

Driveway

Viewing Highly Recommended

Potential For First Floor Extension





LOCATION: Tonbridge

Central to the three towns of Paddock Wood, Tonbridge & Tunbridge Wells. Nearby Paddock Wood has a range of shops including Waitrose, as well as a mainline station. A more extensive range of shopping, commercial and leisure amenities are available at the larger towns of Tonbridge and Tunbridge Wells. Rail services are also available at Tonbridge and Tunbridge Wells with a regular service to London (London Bridge is 40 minutes from Tonbridge mainline station). The property is conveniently positioned for the A21 at Tonbridge providing links to the national motorway network

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores, together with a selection of coffee shops, restaurants and local inns.

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.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

- Double Glazed Windows
- Oil Fired Central Heating & Log Burners
- CCTV Installed
- Entec Sewerage
- Kitchen / Bathroom underfloor Heating
- AGA Oven – Oil Fired

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	68 D
39-54	E		
21-38	F		
1-20	G		

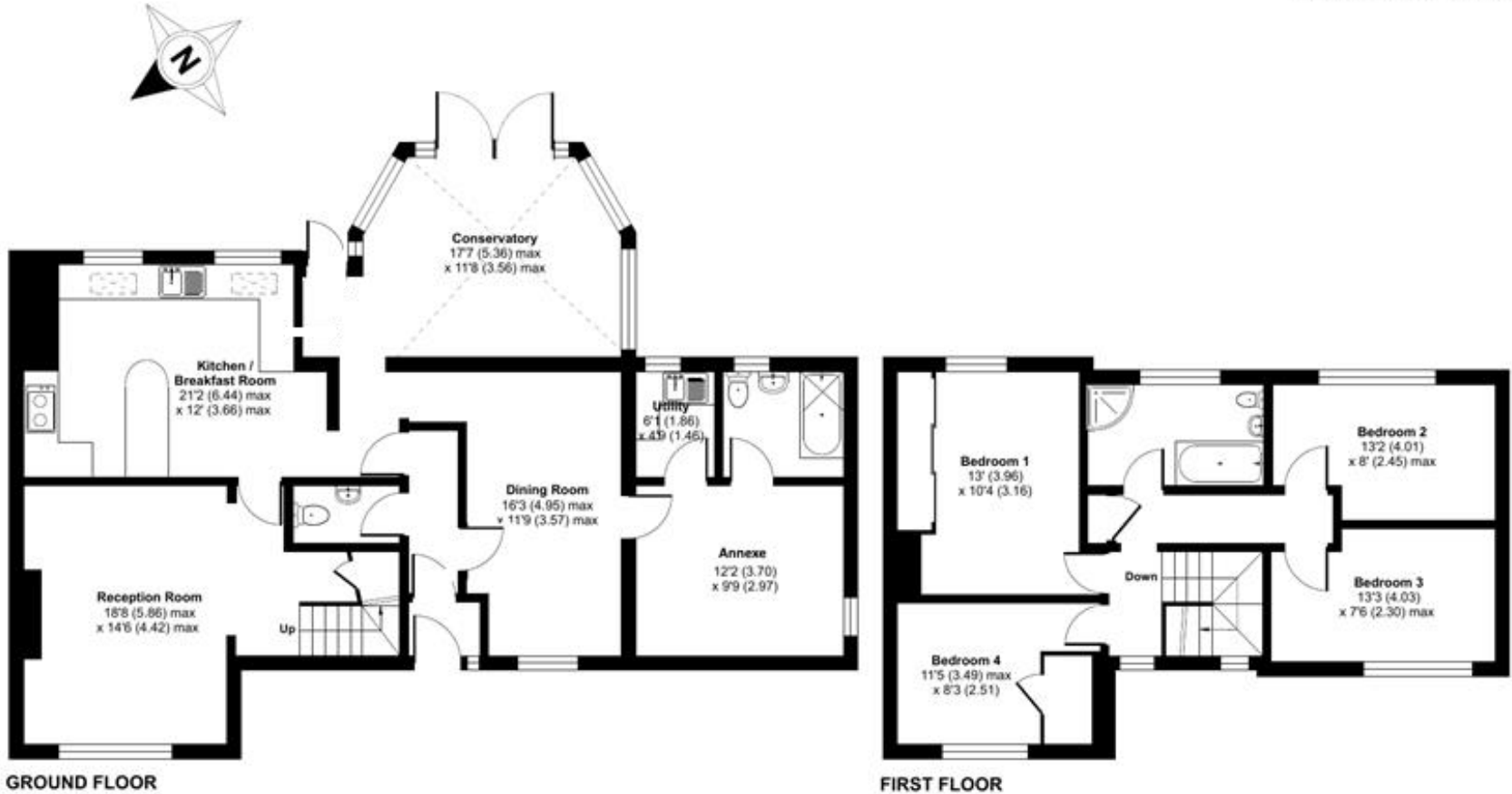


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Crittenden Road, Matfield, Tonbridge, TN12

Approximate Area = 1674 sq ft / 155.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Bracketts Ip. REF: 1207194