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BarnesKingsnorth



Brenchley Road, Matfield, Tonbridge, Kent, TN12 7PW

Guide Price £400,000-£420,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
www.bkestateagents.com



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THE PROPERTY

Ideal for first-time buyers or as a buy-to-let opportunity, this quaint two-bedroom cottage situated on the outskirts of Matfield village and in close proximity to the A21 has plenty to offer its new owner. Well appointed throughout, there is also the potential to extend the home, subject to the necessary planning. Light and bright throughout, the kitchen overlooking the rear of the property features off white Shaker style units and wood worktops. With ample space for cooking meals, there is a freestanding electric cooker as well as under-counter washer/dryer and fridge freezer. The well appointed sitting room, to the front of the home, features a statement brick fireplace and a large understairs shelving unit is ideal for storing books. The second sitting room, perfect as a dining room, offers versatile living. The family bathroom, with crisp white suite of shower over bath, sink and WC is located on the ground floor of the home, and there is also a handy storage cupboard just off the hallway providing plenty of storage. To the first floor, there are two good size bedrooms, both with built in wardrobes.

OUTSIDE

There is off road parking for two cars. The home enjoys a lovely large rear garden, with a small area of patio, perfect for a table and chairs. The rest of the space is laid to lawn with hedges on all sides.

THE LOCAL AREA

The property is situated within a short walk from the heart of the sought after village of Matfield, with its picturesque village green and pond together with local amenties including a renowned butcher as well as public houses, gastro-pub and the Marks and Spencer Simply Food nearby at Kippings Cross. During the summer months, there are regular games of Cricket held on the village green as well as other functions throughout the year. The mainline station of Paddock Wood is within 3 miles with regular commuter services to London in under an hour and a Waitrose supermarket and further shops can also be found here. Nearby Tunbridge Wells (approximately 5.4 miles away) offers more comprehensive shopping facilities with an extensive range of both independent and High Street chains, together with plenty of choice when it comes to eating out. The area is well served for schooling, with Mascalls secondary school nearby in Paddock Wood and a selection of private and grammar schools in the Tunbridge Wells area and the village primary school is approximately 1.2 miles distant towards Brenchley.

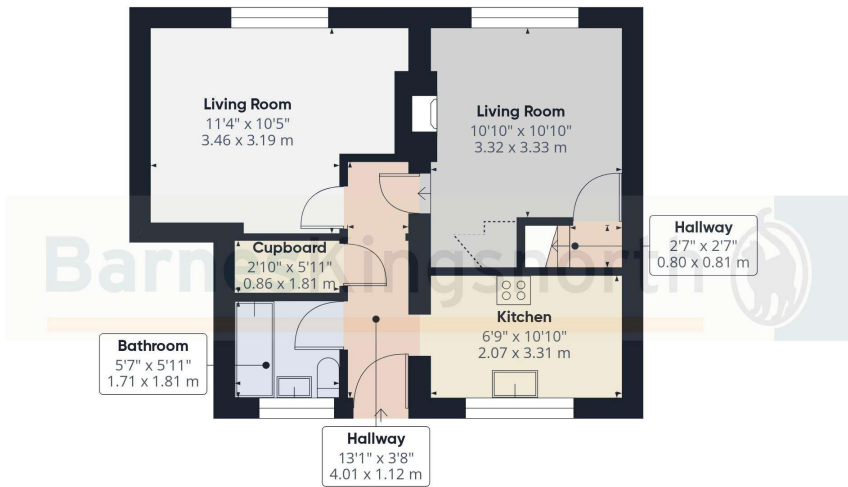
ROUTE TO VIEW

From our office in the High Street, proceed in an easterly direction and join the A21. At the Kippings Cross Roundabout, turn left signposted to Matfield after passing Matfield Village Green turn right to Brenchley. Continue on this road where the property will be found on the right-hand side, as denoted by our For Sale sign.

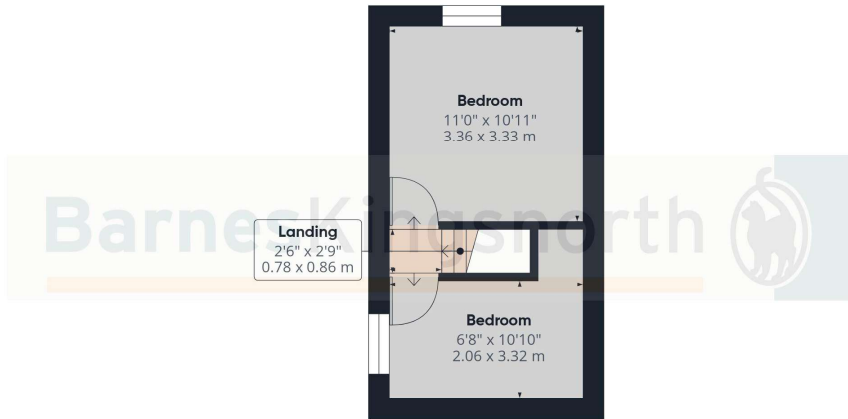
AGENT'S NOTE As there is no mains gas in Matfield and the surrounding villages, there is oil central heating with the oil tank to the rear of the house. In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. Barnes Kingsnorth employ the services of Smartsearch to verify all ID.

Energy Efficiency Rating: E

Council Tax Band: D



Floor 0



Floor 1

Approximate total area ⁽¹⁾
671 ft ²
62.3 m ²
Reduced headroom
7 ft ²
0.6 m ²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

AGENT’S NOTE: Rooms are measured to the nearest 3”. Three feet= 0.9144m, therefore a room 12’ x 12’ would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.