

Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



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

£485,000 Freehold

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



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THE PROPERTY

Ideally located on the outskirts of the ever-popular Matfield village, yet within easy reach of the A21, this deceptively spacious home offers versatile accommodation and generous outdoor space, whilst also offering the potential to extend, subject to planning. Welcomed into the large hallway, there is plenty of room for storage and for hanging up your coats. The well appointed kitchen enjoys views out over the rear garden. Offering plenty of work top space, as well as generous kitchen storage thanks to the range of cabinets, there is space for an oven and undercounter washing machine, plus there is a handy dishwasher and full height fridge freezer. The property offers flexible living, with two great sized sitting rooms. The one just off the kitchen is perfect for a dining room, so you can chat with your guests whilst cooking! Both this, and the second sitting room have brick fireplaces, whilst the latter also has plenty of space for a sofa and chairs. To the first floor there are three good sized double bedrooms, along with the family bathroom, featuring bath, WC and sink.

OUTSIDE

To the front the property enjoys one parking space. To the rear there is a great sized garden, laid to lawn with a large patio for summer BBQs. A further area of meadow, located to the rear of the neighbouring property, is to also be included in the sale.

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.

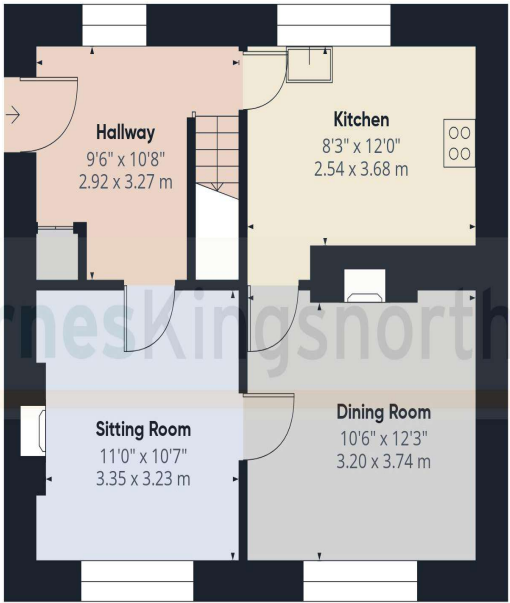
ROUTE TO VIEW From our office in the High Street, proceed in an easterly direction and join the A21. At the Kippings Cross Roundabout, turn left signposted to Matfield After passing Matfield Village Green turn right to Brenchley. Continue on this road where the property will be found on the right-hand 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. The property will be allocated additional two car parking once the site to the side has been developed. 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.

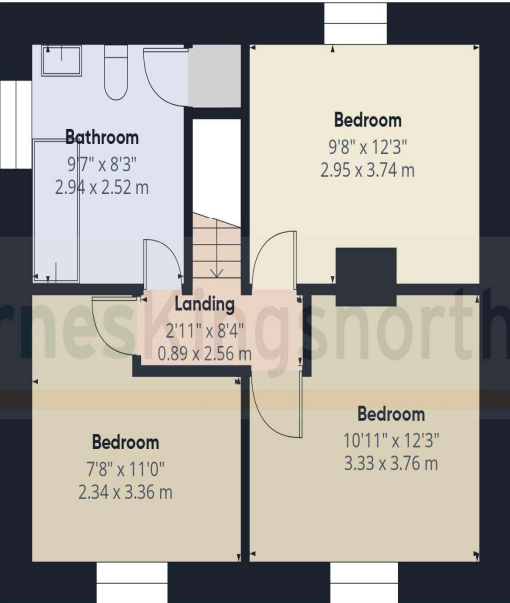
Energy Efficiency Rating: E

Council Tax Band: D

Ref: P99852025021/V2/LE



Floor 0



Floor 1



Approximate total area⁽¹⁾
919 ft²
85.4 m²

(1) Excluding balconies and terraces

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.

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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.