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# BarnesKingsnorth



**Maidstone Road, Matfield,  
Tonbridge, Kent, TN12 7LD**

**£465,000 Freehold**

**Viewings strictly by appointment with the agent**

**Tel: 01892 822880**

**www.bkestateagents.com**

**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.



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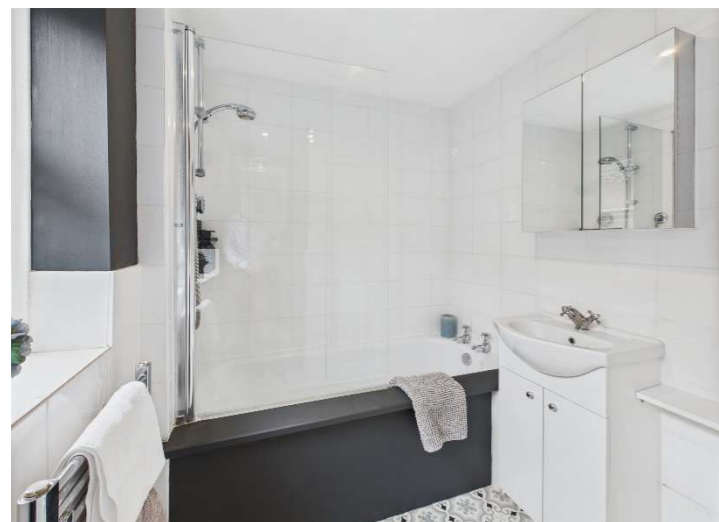
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## THE PROPERTY

Ideally located in the popular village of Matfield, this wonderful three bedroom semi-detached home has been lovingly renovated by the current owners to create a modern home with character styling. Welcomed into porch, with space to hang coats through into the lovely sitting room. Decorated in neutral tones, with original wood flooring and large log burner, this calming space is perfect for winter evenings. The standout feature is the large extended kitchen / dining room at the back of the property. Completely renovated with sage green units and warm wooded worktops, there is ample space to prepare your family meal. With integrated undercounter fridge and freezer, plus free standing dishwasher and washing machine a lovely large stainless steel range style cooker, it has everything a budding chef would need. With generous space for a large family dining table and chairs, the beautiful oak extension, with exposed beams, enjoys views out over the garden to the rear, and really brings the outside in thanks to the picture windows and large door. To the first floor there are three double bedrooms. The master to the front offers plenty of space for a double bed, plus wardrobe and vanity unit, if desired. The second bedroom is light and bright and enjoys views out over the garden, and again is large enough for a double. Whilst smaller, the third bedroom does have space for a small double or a single bed if preferred, or could be used as a dressing room or study. The family bathroom completes the picture, with shower over bath, WC and sink.

## OUTSIDE

To the front of the property there is a large driveway with parking for 3-4 cars. The rear garden is lovely and sunny. With large patio, there is plenty of space for garden furniture and outdoor dining table, whilst two large planters have been filled with a range of flowers, and a stunning Wisteria runs down one side of the fence. Steps lead down to a small area of lawn. As is often the case with period homes, the property enjoys a right of access across the neighbouring property for your bins.



## 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 amenities 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. Continue on this road for approximately 1.3 miles where the property will be found on the right hand side, as denoted by our For Sale sign as you enter the village.

**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 front of the house and oil boiler to the side of the house at the rear. The electricity meter and consumer unit can be found in the cupboard in the sitting room. Hot water is supplied via the newly installed water heater in the large cupboard in the kitchen. We understand that planning consent has been granted for a chalet-style property to be built on the grass area in the garden to the rear of this property and full details and plans are available to view online. 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: P999/5202/5031/V2/LE**

