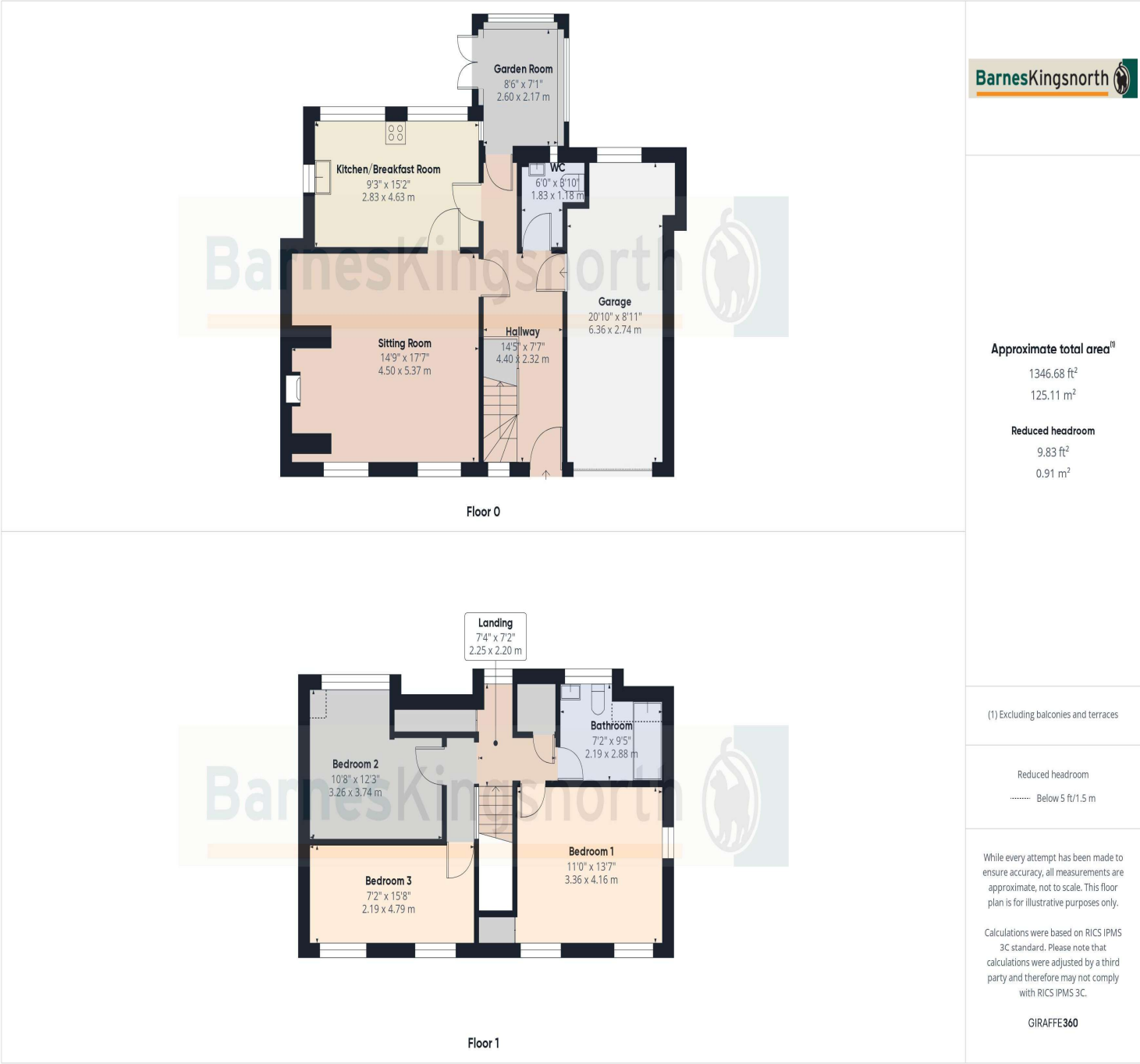


Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk



Petteridge Lane, Matfield, Tonbridge, Kent, TN12 7LX

£625,000 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.



2



3



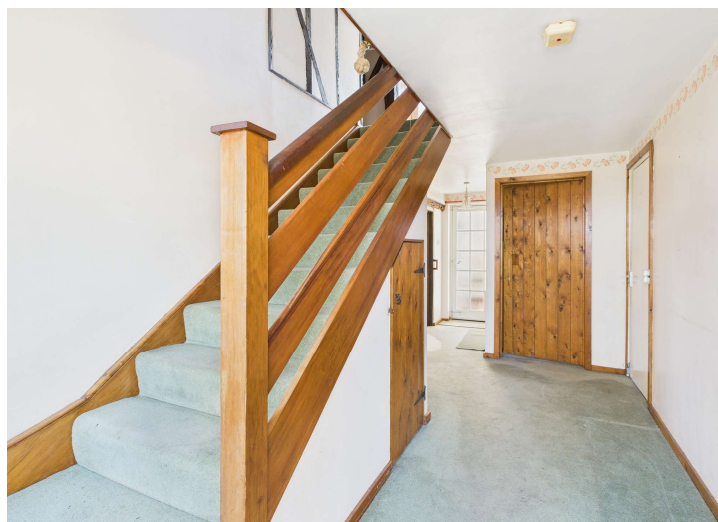
1

THE PROPERTY

A beautiful, older timber clad property, located on the outskirts of the ever-popular village of Matfield, this wonderful home has plenty of potential for its new owners! In need of modernisation throughout, there is also the opportunity to extend subject to necessary planning permission. Period features are in abundance from the moment you walk through the door and the hallway, with original beams, really captures the age of the home. With large understairs cupboard, perfect for shoe and bag storage, and door leading into the attached garage, a space which is calling to be converted into additional living space. A handy downstairs WC is also located just off the hallway. The character cottage feeling with exposed beams is continued in the well-appointed sitting room, which also features the large inglenook fireplace - ideal for fires on cosy winter evenings. Double windows enjoy countryside views to the front of the home, and make the room light and bright. The kitchen, with generous work top space offers plenty of storage in the statement yellow cabinets. With electric hob, integrated double oven and fridge freezer, there is also space for a dishwasher. Enjoying views over the large private gardens to the rear, the garden room is perfect for sitting and enjoying a summer day, and thanks to window and doors on three sides, it is not short of sunshine! To the first floor are three good sized double bedrooms and the family bathroom with WC, sink and bath.

OUTSIDE

Approached via a large driveway with off road parking for 2-3 cars, the large gardens wrap the home and are mainly laid to lawn, with some established planting and trees. The brick paved patio is perfect for a summer BBQ, and there is plenty of space for a veggie patch for a keen gardener or a trampoline for the kids!



THE LOCAL AREA

Set on the periphery 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. Being set between Matfield and Pembury, the property has easy access to the A21 and the mainline station of Paddock Wood is within 4 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 (just over 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 can be found between Matfield and Brenchley. There is also a bus stop outside the property, servicing the local area.

ROUTE TO VIEW

From Matfield crossroads by the Poet pub, turn right into Brenchley Road. Continue along to Pettridge Road on the right hand side, pass the Hopbine Pub and the property is found on the right hand side, as denoted by our For Sale sign.

AGENT'S NOTE The heating is oil as there is no mains gas in Matfield and Brenchley. The boiler can be found in the garage, with the oil tank just outside. 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.

Energy Efficiency Rating: F

Council Tax Band: G

