



7 Webbs Orchard, Matfield, Tonbridge, Kent, TN12 7JF

Offers in the Region Of £850,000

**Waghorn
&
Company**

Independent Estate Agents

*** Four Bedroom Family Home * Cloakroom, Two Ensuites and Family Bathrooms * Off Road Parking and Garage * Beautiful Views Overlooking Orchard * Mature and Well Kept Garden * EPC Rating C / Council Tax Band F £3,321.49 PA ***

Waghorn & Company are delighted to present to the market this exceptional four-bedroom family home, beautifully positioned in the heart of the sought-after village of Matfield. This impressive property offers generous and versatile accommodation arranged over three floors, perfectly blending modern living with countryside charm. This wonderful home features three spacious double bedrooms, a single garage, off-road parking, and enjoys breath taking, uninterrupted views over surrounding blackcurrant fields and apple orchards. An early viewing is Highly recommended.

Front

Brick paved driveway for two cars, access to garage and front entrance door leading to entrance hall.

Entrance Hall

Stairs to first floor landing, under stairs storage, doors to living room, kitchen and downstairs cloakroom.

Kitchen

Double glazed bay window to front, one and half bowl sink and drainer with cupboards under and a further range of matching base and wall units, integrated dishwasher, fridge freezer, inset halogen hob with electric oven under and extractor fan over, inset spotlights, ceramic wall tiling and radiator.

Cloakroom

Double glazed frosted window to front, low level W/C hand wash basin set within vanity unit, ceramic wall tiling, wall mounted mirror, inset spotlights and heated chrome towel rail.

Living Room

Double glazed window to rear, French doors leading to rear garden, double doors leading to garden room, inset spotlights and two radiators.

Garden Room

Double glazed window to both side and rear, French double doors leading to rear garden and radiator.

Rear Garden

To the rear of the property is a paved patio area with the remainder of the garden being mainly laid to lawn, with side flowered borders housing an array of shrubs, plants, trees and bushes, with a further patio area to the rear left of the garden and beautiful views overlooking the blackcurrant orchard.

First Floor Landing

Doors to bedrooms 2,3 & 4, utility, family bathroom and stairs to first floor landing.

Bedroom 2

Double glazed bay window to front, built in wardrobe, door to en-suite and radiator.

En-suite

Double glazed frosted window to front, corner shower cubicle, low level W/C, pedestal hand wash basin, wall mounted mirror, inset spotlights extractor fan, ceramic wall tiling and heated chrome towel rail.





Family Bathroom

Double glazed frosted window to side, panelled bath with mixer taps, low level W/C, pedestal hand wash basin, shower cubicle, inset spotlights, extractor fan, wall mounted mirror, inset spotlights and heated chrome towel rail.

Bedroom 3

Double glazed window to rear, built in wardrobe and radiator.

Bedroom 4

Double glazed window to rear, built in wardrobes and radiator.

Utility

Sink set within worktop with cupboard under, space and plumbing for washing machine, space for self condensing tumble drier, cupboard housing water tank, tiled flooring, extractor fan, inset spotlight and radiator.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

7, Webb's Orchard Maiden TONBRIDGE TN12 7JP	Energy rating C	Valid until 27 March 2029
		Certificate number 2088-9065-7277-6331-6964

Property type	End-terrace house
Total floor area	169 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

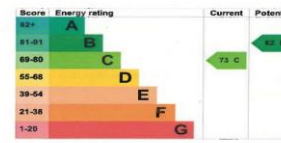
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/2088-9065-7277-6331-6964?print=true>

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Approximate IPMS2 Floor Area
House = 156 sq m / 1679 sq ft (Excluding Void)
Garage = 18.4 sq m / 198 sq ft
Limited Use Area = 2 sq m / 22 sq ft
Total = 180.3 sq m / 1941 sq ft

□ Reduced head height below 1.5m



Details No. 1 TW/JW

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.
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