



# THORN BARN

Matfield, Kent



## A WONDERFUL UNLISTED BARN IN THE HEART OF MATFIELD

Believed to have originally been two barns dating back to the 18th century. The house is full of character, with the perfect blend of period features and modern day convenience as well as a detached double garage with a useful office/studio above.

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Local Authority: Tunbridge Wells Borough Council

Council Tax Band: G

Tenure: Freehold

Services: Mains water, electricity and drainage. LPG heating.

Postcode: TN12 7JH [what3words.com/runner.mason.doses](https://www.what3words.com/runner.mason.doses)



## SITUATION

The property is located in the heart of the popular village of Matfield and within the High Weald Area of Outstanding Natural Beauty. Matfield, well known for its idyllic village green framed by period properties, has a post office, butcher/greengrocers, village hall and two pubs.

Paddock Wood (2.3 miles) provides a wider range of facilities, including a Waitrose supermarket, as well as a mainline station serving London. The larger towns of Tunbridge Wells (6.1 miles) and Tonbridge (6.3 miles) have a broader range of shopping and leisure facilities.

The area is renowned for an excellent choice of state and private schools, including grammars for both boys and girls.







## THORN BARN

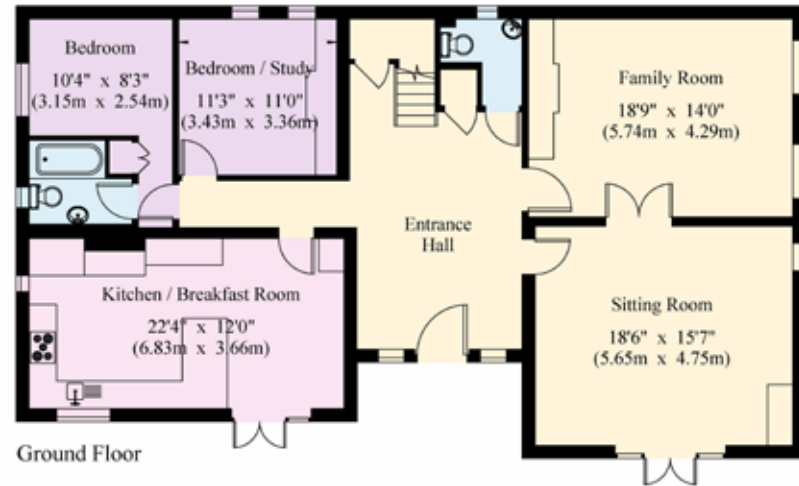
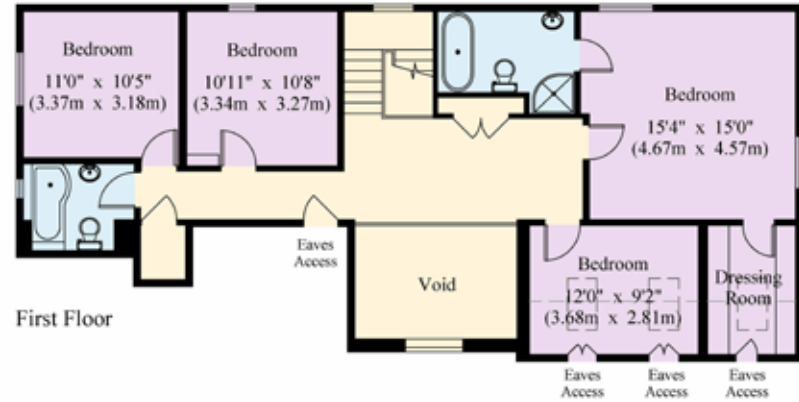
The front door opens into a fantastic entrance hall with a vaulted ceiling and mezzanine landing/sitting area above. There are two formal reception rooms on the ground floor, with double doors creating a wonderful living and entertaining space. The kitchen/breakfast room is truly impressive with a range of stylish shaker units and stunning solid worksurfaces. There is ample space for a family dining table and doors leading directly out to the garden. This level is completed by an en suite bedroom, one further bedroom (currently configured as a study) and a cloakroom.

The double aspect principal bedroom is situated on the first floor with a beautifully appointed en suite and dressing room. There are three further bedrooms on this level, served by a family bathroom.

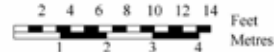
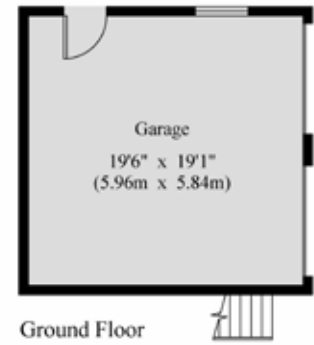
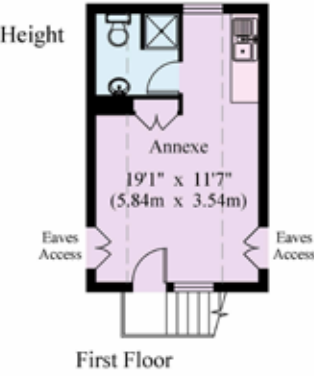
Outside, the house is approached over an initially shared driveway, and then a private driveway, to the detached double garage with a useful office/studio above. The delightful gardens are a particular feature and include a number of terraces for sitting and al fresco dining. Steps lead up to the lawned garden with a multitude of mature trees, shrubs and plants as well as a small pond feature.



House - Gross Internal Area : 235.4 sq.m (2533 sq.ft.)  
 Garage & Annexe - Gross Internal Area : 55.3 sq.m (595 sq.ft.)



----- Restricted Height



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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