



Southern Lights
Foxhole Lane | Matfield | Tonbridge | Kent | TN12 7ES

 FINE & COUNTRY





Step inside

Southern Lights

Wander down the leafy Foxhole Lane and you will come across this superb and extended L-shaped bungalow. It nestles in about 1.1 acres of beautifully designed grounds with a large, heated swimming pool. The property is surrounded by lawns, delightful mature trees, including fruit and palm trees, plus a wide variety of colourful shrubs. While the property is located in a charming and quiet countryside, it is not isolated as it is only a minute's drive to Matfield or a short stroll to the village green via a footpath nearly opposite the bungalow. There is a spacious driveway in front of two double garages that are built into the hillside, underneath the multi-level garden. The drive continues around much of the property, providing plenty of off-road parking including access to the front entrance.

As you cross the threshold you can begin to appreciate the size of the rooms and the space available that is rare in a bungalow. This is well illustrated in the spacious hall that leads to much of the ground floor including the large and impressive dual aspect living room. This has two pairs of French doors to the Indian sandstone terrace and a feature brick chimney breast with a fireplace and a flame effect gas fire. It has direct access to the light and bright dining room where any number of friends can enjoy a more formal get-together while the family can revel in special celebrations.

The adjacent contemporary kitchen has been built to the highest standard and features attractive wood units with granite worktops housing top quality appliances. These include an induction hob, double oven, built in microwave, dishwasher and fridge freezer while the fitted utility room has laundry facilities and a door to the garden.

Another great advantage of this bungalow is the size of the office. It has space for two people to work comfortably and features a wall of bespoke shelving and cupboards. Alternatively, this could always be used as another bedroom if required.

There is a guest cloakroom and three excellent double bedrooms including one with a delightful ensuite bathroom, another with a contemporary ensuite shower and the large principal suite with a large ensuite walk-in shower and a modern vanity basin, a large dressing area and an impressive display of bespoke cupboards and bedroom furniture.

If the interior of this bungalow provides a wow factor, outside is equally exciting with something to enjoy wherever you look. This could be the vast Indian sandstone terrace that not only surrounds the swimming pool but also spans the length of one wing of the property and continues round to provide a delightful separate outdoor entertainment area. Alternatively, you might enjoy a walk up the attractive steps to a higher-level lawn and view the attractive bedding plants or rest awhile at the summerhouse. From the pool-level patio you can wander through the canopied gateway to a 'secret garden' or take a stroll around the perimeter revelling in the views across the neighbouring fields and the High Weald National Landscape or see the local wildlife and listen to the birds.



Seller Insight

“ We have lived here since January 2000 and it has been a truly wonderful home. It has been a joy to modernise the property and tend the wonderful garden and we shall be sorry to leave but it is time to downsize. We love being able to walk round the edge of the garden at any time of the year and it is a lovely home for entertaining both indoors and outside.

Matfield is a charming and friendly village that has grown up around the village green, which is one of the largest in Kent and includes a duck pond and pavilion. It is surrounded by fascinating period properties in a conservation area dominated by the impressive Grade I Listed Matfield House. The village includes two pubs/restaurants, an excellent butcher's shop and a modern village hall that features a badminton court, a post office and regular community activities. The neighbouring village of Brenchley has the Brenchley and Matfield primary school, a doctor's surgery, dentist and sports clubs.

The nearest station is Paddock Wood where trains can whisk you to London Bridge in 41 minutes. As Maidstone Road runs through Matfield there is easy access to the surrounding towns and villages with regular buses to the spa town of Royal Tunbridge Wells with its high street stores, independent shops, eateries, entertainment and sports facilities. Paddock Wood includes a department store, a Waitrose supermarket, individual shops, bars and restaurants and a good secondary school. Tonbridge and Tunbridge Wells offer excellent grammar and private schools.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road:	
Brenchley	1.9 miles
Paddock Wood	2.5 miles
Tonbridge	6.0 miles
Tunbridge Wells	5.8 miles
Dover Docks	51.0 miles
Channel Tunnel	41.9 miles
Gatwick Airport	30.5 miles
Charing Cross	49.3 miles

By Train from Paddock Wood:	
London Bridge	41 mins
Charing Cross	52 mins
Ashford International	27 mins

Leisure Clubs & Facilities

Brenchley and Matfield Bowls Club	01892 723630
Castle Hill Cricket Club	01892 723920
Brenchley and Matfield Tennis Club	07903 044530
Brenchley Squash Club	01892 833609
Moatlands Golf Club	01892 723300

Healthcare

Howell Surgery	01892 722007
Tunbridge Wells Hospital	01622 729000

Education

Primary Schools:	
Brenchley and Matfield Primary School	01892 722929
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169

Secondary schools:	
Mascalls Academy	01892 835366
Tunbridge Wells Girls Gramma	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555
Weald of Kent Grammar School	01732 373500
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555
Kent College Pembury	01892 820204

Entertainment

- Oast Theatre
- The Angel Centre
- The Star
- The Hopbine
- The Poet

Local Attractions / Landmarks

- Scotney Castle
- Hop Farm
- Tonbridge Castle
- Spa Valley Railway
- Ightham Moat

Ground Floor
Approx. 207.6 sq. metres (2234.3 sq. feet)



GROUND FLOOR

Entrance Hall	
Living Room	21'3 x 21'2 (6.48m x 6.46m)
Dining Room	22'6 x 10'4 (6.86m x 3.15m)
Kitchen	15'1 x 10'6 (4.60m x 3.20m)
Utility Room	10'5 x 7'1 (3.18m x 2.16m)
Bedroom 1	24'9 x 21'0 (7.55m x 6.41m)
Dressing Area	
En-Suite Shower Room	
Bedroom 2	3'8 x 11'5 (4.17m x 3.48m)
En-Suite Bathroom	
Bedroom 3	11'9 x 11'8 (3.58m x 3.56m)
En-suite Shower Room	
Bedroom 4 / Office	13'9 x 12'3 (4.19m x 3.74m)
Cloak Room	

OUTSIDE

- Driveway
- Quadruple Garage
- Summer House
- Pool
- Pool House
- Gardens and Grounds

Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	53 E
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



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