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PROFESSIONALS IN PROPERTY



18 Homebush Green

Matfield, Tonbridge

A beautifully presented three-bedroom, two bath and shower room semi-detached home, set in the heart of Matfield within the exclusive Rosewood Place development by Fernham Homes. Offering stylish open-plan living, a high specification finish and a landscaped 55ft garden, this thoughtfully designed home combines a refined yet welcoming feel with countryside surroundings, driveway parking and an EV charger, ideal for modern village living.

Tenure: Freehold

Estate Charge: Approximately £500 per annum

Council Tax Band: E

Energy Efficiency Rating: B

- Beautifully Presented Three Bedroom Semi-Detached Home
- Stylish Open-Plan Kitchen And Dining Space
- High Specification Finish Throughout
- Principal Bedroom With En Suite Shower Room
- Contemporary Family Bathroom And Ground Floor WC
- Elegant Venetian Window Shutters
- Approximately 55Ft Rear Garden
- Driveway Parking For Two Vehicles With EV Charger
- Exclusive Development In Village Setting
- Energy Efficient Home With EPC Rating B





THE PROPERTY

The ground floor is introduced by an inviting entrance hall, leading through to a comfortable sitting room that provides a cosy retreat. To the rear, the heart of the home is a stylish open-plan kitchen and dining space, carefully arranged to create a sociable and practical environment for everyday living and entertaining. The space is enhanced by its sleek finishes and attention to detail, complemented by a useful downstairs WC. Throughout, the home benefits from high specification touches including elegant Venetian window shutters, reinforcing its turn-key appeal.

Upstairs, three well-proportioned bedrooms offer flexible accommodation. The principal bedroom enjoys the added luxury of an en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, all finished in keeping with the home's modern design.

Externally, the property continues to impress with a beautifully maintained rear garden extending to approximately 55ft, providing a private and peaceful outdoor setting. To the front, there is driveway parking for two vehicles along with the added benefit of an EV charger. The property also enjoys attractive views across communal open spaces, adding to the sense of openness and connection to its surroundings.

Rosewood Place itself has been thoughtfully planned as an ecological haven within the High Weald Area of Outstanding Natural Beauty, offering a genuine sense of community alongside a countryside setting. Located just a short distance from the centre of Matfield, with its picturesque village green, local amenities and excellent transport links, the property is perfectly positioned for both rural enjoyment and convenient access to nearby towns including Tunbridge Wells, Tonbridge and Paddock Wood. With an EPC rating of B and the remainder of its NHBC warranty, this is a home that combines style, efficiency and peace of mind.

THE LOCATION

Matfield is one of Kent's most picturesque villages, centred around its iconic village green and duck pond, framed by beautiful homes and mature trees. This charming setting is home to a traditional butcher and village store, together with a selection of well-regarded country pubs, creating a strong sense of community and a quintessentially English village feel.

The nearby village of Brenchley offers further everyday amenities, while more comprehensive shopping, leisure and dining facilities can be found in Paddock Wood, Tonbridge and Tunbridge Wells, all within easy reach. Tunbridge Wells, in particular, provides an excellent range of boutique shops, cafés, restaurants and cultural attractions, including theatres and historic areas such as the Pantiles.

Surrounded by the High Weald Area of Outstanding Natural Beauty, the area is ideal for those who enjoy outdoor pursuits, with an abundance of scenic walks, cycling routes and several golf courses nearby. Despite its rural setting, Matfield is well connected, with the A21 approximately two miles away, providing links to the M25 and wider motorway network. Mainline rail services are available from Paddock Wood, offering regular connections to London Bridge in around 40 minutes, making the area popular with commuters seeking a balance between countryside living and accessibility.



Approximate Gross Internal Area = 89.2 sq m / 960 sq ft



Ground Floor

First Floor

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 decisions reliant upon them. (ID1293164)

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