



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

Jack Charles

Asking price £850,000

Jack Charles
Estate Agents

Sales & Lettings

- Beautifully presented townhouse arranged over three floors
- Four generous bedrooms
- Impressive principal suite with walk-in wardrobe and en-suite bathroom
- Bedroom Two with en-suite shower room
- Spacious living room opening into a study/reading room
- Modern kitchen/breakfast room
- Utility room and downstairs cloakroom
- Attractive rear garden with multiple seating areas
- Wonderful countryside views across orchard and farmland
- Garage and driveway parking for two vehicles

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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To Be Sold

To Be Sold

Jack Charles are delighted to offer for sale this wonderfully presented and deceptively spacious townhouse, occupying a delightful position within the ever-popular village of Matfield. Arranged over three well-planned floors, this substantial family home offers versatile accommodation, four generous bedrooms, three bathrooms and enjoys attractive countryside views across adjoining orchard and farmland.

The property is beautifully presented throughout and provides bright, spacious accommodation ideally suited to modern family living.

To the ground floor, an inviting entrance hall leads to a downstairs cloakroom and a superb kitchen/breakfast room positioned to the front of the property, offering an excellent space for everyday living. To the rear is a generous living room which flows seamlessly into a versatile study or reading room, creating a wonderful family and entertaining space whilst enjoying views over the rear garden.

The first floor offers three well-proportioned bedrooms, including Bedroom Two which benefits from its own en-suite shower room. There is also a modern family bathroom together with a useful utility room, adding practicality rarely found in properties of this style.

Occupying the entire second floor is an impressive principal suite. The spacious bedroom enjoys delightful far-reaching views, complemented by a substantial walk-in wardrobe, ample landing storage and a luxurious en-suite bathroom, creating a superb private retreat.

Externally, the rear garden has been beautifully landscaped with a variety of seating areas, providing the perfect space to relax or entertain. A low-level hedge has been thoughtfully retained to maximise the wonderful outlook across neighbouring orchard and open farmland beyond. A side pathway provides access to the front of the property where there is off-road parking for two vehicles together with a garage featuring an up-and-over door.

Properties of this size, presentation and location are rarely available, and an internal viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Matfield Location

The Parish of Brenchley is part of the Borough of Royal Tunbridge Wells, Kent and consists of two villages, Brenchley and Matfield, with the addition of two hamlets, Castle Hill and Petteridge. The parish is surrounded by countryside and most of it is in an Area of Outstanding Natural Beauty, the two village centres being in Conservation areas. The Parish lies five miles East of Tunbridge Wells, off the A21. Travelling from the A21, you will soon come to St. Luke's Church, Matfield on the right, with the War Memorial close by, before reaching the picturesque village green and pond located in the centre of the village. Matfield is a small village which grew up around its village green, which is the largest in Kent. The village green features a large pond at its northern end and overlooking the green is the Grade I listed Matfield House, a Georgian building with a stable block and coachhouse at the rear. Many of the houses surrounding the green date back to the 18th century and several have the typical Kentish construction of timber frames with white weatherboarding. There are also two pubs: The Star and a gastropub 'The Poet' at the Standings Cross. Matfield was awarded the title of 'Kent Village of the Year' in 2010. The war poet Siegfried Sassoon, was born in Matfield and lived at the northern end of the village and recorded his pleasure in the cricket played here almost a century ago, a tradition which continues today. His mother, Theresa Sassoon planted a tree on the green to commemorate the end of World War I; the tree was blown down in the hurricane of 1987 and had to be replaced. Theresa, a sculptor, was one of the founders of Matfield Women's Institute in 1921.





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