



'Our Focus Determines Your Reality'



The Green  
Matfield  
Kent  
TN12 7LA



Sitting Room \* Dining Room \* Garden Room \* Study  
Kitchen \* Utility Room \* Boot Room \* Ground Floor Bedroom  
Shower Room

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Three Double Bedrooms \* Family Bathroom

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Stunning Garden \* Summerhouse \* Bothy \* Ample Parking



## ATTRACTIVE DETACHED PERIOD FAMILY HOME WITH DELIGHTFUL VIEWS OVER THE GREEN AND POND

Situated on the edge of the village green in Matfield, within a stunning enclosed garden, this attractive detached family cottage is full of character with period features such as exposed beams and an inglenook fireplace whilst providing the convenience of modern living.

The accommodation consists of an entrance hall, double aspect sitting room with inglenook fireplace and log burning stove, dining room, study leading into the garden room with doors to the glass covered veranda, double aspect fitted kitchen, utility room, boot room, double bedroom, and shower room on the ground floor.

On the first floor there are three double bedrooms, all double aspect with built-in storage and family bathroom.

A brick driveway provides ample parking and leads to the garage which has been converted into two garden stores. Backing onto open countryside, the stunning garden to the rear is planted to provide interest all year round. Laid to lawn with mature, well-stocked flower and shrub beds, paths are used to lead to the summerhouse and the bothy housing an office and studio.



## MATFIELD

Matfield is a quintessentially Kentish Village based around a Village Green. Within the Village there is an award-winning butcher/village store, two public houses and a Michelin Guide restaurant. Matfield is approximately 6 miles from Royal Tunbridge Wells for more extensive shopping.

## SCHOOLS AND CONNECTIONS

There are excellent educational facilities in the area including grammar, independent, private and primary schools. More details can be obtained by visiting the website [www.kent.gov.uk](http://www.kent.gov.uk).

The A21 offers excellent links to the M25 and other motorways. Whilst the mainline stations at nearby Paddock Wood, Tonbridge and Tunbridge Wells offer trains to London within the hour, and the Kent coast.

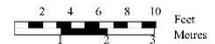
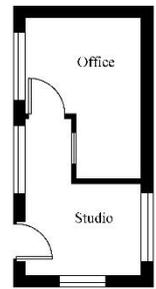
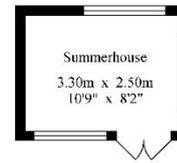
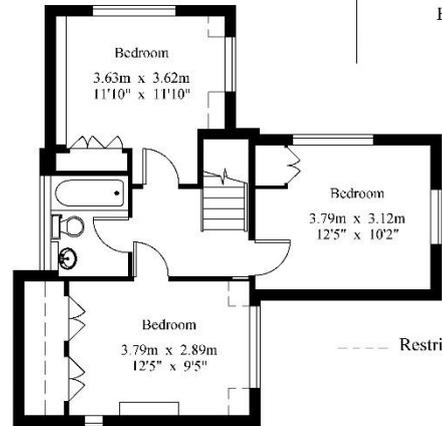
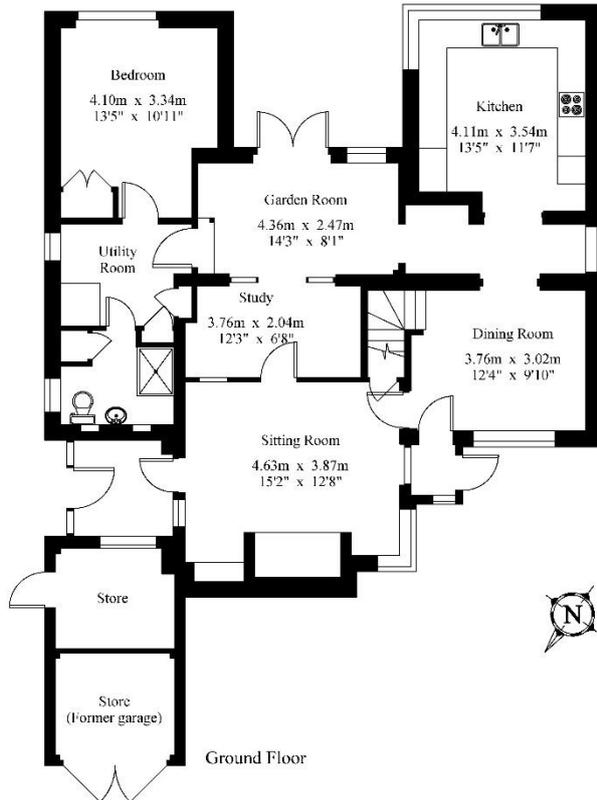


## The Cottage

Gross Internal Area : 168.2 sq.m (1810 sq.ft.)

(Including Stores)

Outbuildings - Gross Internal Area : 22.1 sq.m (237sq.ft.)



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## SERVICES

Mains electricity, water and drainage. Oil and Solid Fuel Central Heating.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: D

A covenant applies to ensure that the height of a fence, hedge, tree or shrub does not exceed 4'6" between certain points.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



THE COTTAGE, TN12 7LA

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