



'Our Focus Determines Your Reality'



The Green
Matfield
Kent
TN12 7JX



Entrance Hall * Sitting Room * Dining Room * Snug * Kitchen
Cloakroom * Cellar

Principal Bedroom Suite * Three Further Double Bedrooms
Family Bathroom

Attractive Enclosed Garden * Outbuilding
Garage * Off Road Parking



GRADE II LISTED FAMILY HOME ON THE GREEN

Situated on The Green in Matfield this delightful Grade II Listed family home, believed to date from the 1750s, provides well-proportioned rooms in a village setting. The character features including sash windows, fireplaces and exposed beams combine seamlessly with the convenience of modern living to provide a comfortable family home sitting in attractive enclosed gardens.

There is a cellar which is plumbed for a washing machine and comes with a wash basin. On the ground floor there is an entrance hall, a double aspect sitting room with fireplace with log burning stove and doors to the terrace, dining room with fireplace, double aspect snug with fireplace, kitchen, lobby leading to the garden and a cloakroom.

The principal bedroom suite is situated on the second floor and comprises a double bedroom, dressing room and bath and shower room. There are there further double bedrooms on the first floor together with a family bathroom.

Outside there is a garage and off-road parking. A low wall and picket fence wrap around the lawn to the front and side and border lawn and flower beds. The garden to the rear is laid to lawn bordered with a paved terrace and path leading to the outbuilding with electricity, currently used as a gym.



MATFIELD

Matfield is a quintessentially Kentish Village based around a Village Green.

Within the Village there is an award-winning butcher/village store, a public house 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.

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 White House

House - Gross Internal Area : 217.1 sq.m (2336 sq.ft.)
(Including Cellar)

Garage - Gross Internal Area : 13.7 sq.m (147 sq.ft.)

Outbuilding - Gross Internal Area : 9.0 sq.m (96 sq.ft.)



SERVICES

Mains electricity, water and drainage. Oil fired central heating.

The Wheelwrights Arms is being converted to residential.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: n/a

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



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