



'Our Focus Determines Your Reality'







Bramble Reed Lane  
Matfield  
Kent  
TN12 7ET



Entrance Hall \* Reception Hall \* Sitting Room \* Dining Room  
Study/Snug \* Kitchen \* Breakfast Room \* Utility Room \* Cloakroom

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Principal Bedroom  
Four Further Double Bedrooms, One Ensuite \* Playroom/Bedroom  
Family Bath/Shower Room

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Grounds Approximately 3.5 Acres \* Five Bay Barn  
Two Bay Cart Lodge with Studio Above \* Off Road Parking





## ELEGANT GRADE II LISTED FARMHOUSE

Situated on a country lane on the outskirts of the sought-after Kentish village of Matfield, this stunning Grade II Listed farmhouse provides an elegant family home. Believed to have origins dating from the 16th century, with later additions, the accommodation spanning three floors, seamlessly blends an abundance of period features with the comfort of modern convenience.

An entrance hall opens into both a reception hall and double aspect dining room with inglenook fireplace and log burning stove, all three exhibit exposed beams, the sitting room also features exposed beams and an inglenook fireplace with log burning stove and leads through to the study/snug with a further fireplace and log burning stove; this room in turn opens into the breakfast room and together these two rooms could easily become a family room particularly as steps lead down to the triple aspect kitchen with ample space for a breakfast table, a door leads from the kitchen to outside and also to a utility room, a cloakroom completes the ground floor.

On the first floor there is a principal bedroom, two further double bedrooms, one of which has an ensuite shower room, all three boast exposed beams, fireplaces and built-in storage, a spacious family bath/shower room and a number of areas of eaves storage.









A staircase leads to the second floor where it opens into a playroom/bedroom which interconnects to two further double bedrooms, all of which have vaulted ceilings and exposed beams.

## OUTSIDE

A gated drive leads to a double cart lodge with studio above, accessed via an external staircase. There is also a five bay barn once used as 'hoppers huts' for visiting hop pickers.

Sitting in grounds of approximately 3.5 acres, there is a formal garden with box hedging, topiary, decorative paths, well-stocked, established flower and shrub beds, lawn, wisteria walkway and a greenhouse; and a field surrounding the house.





## 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](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.













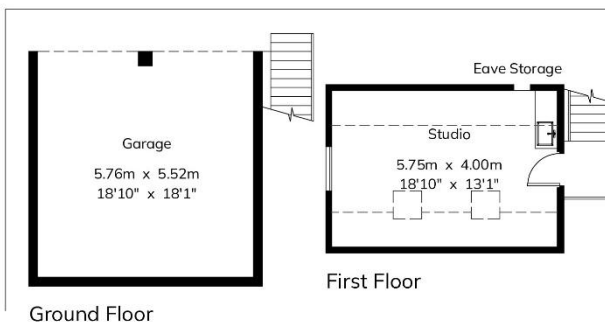
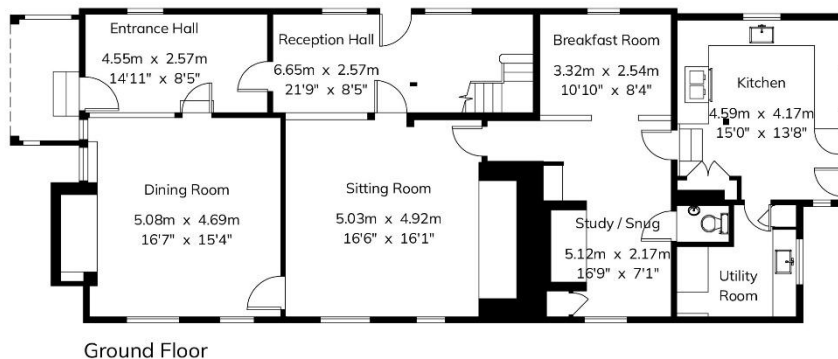
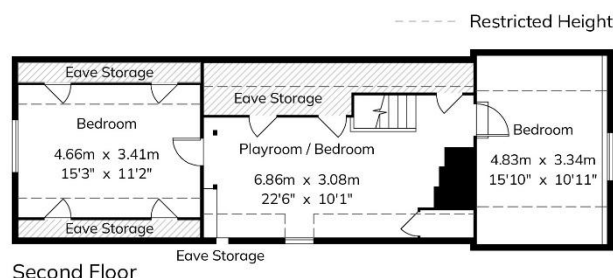
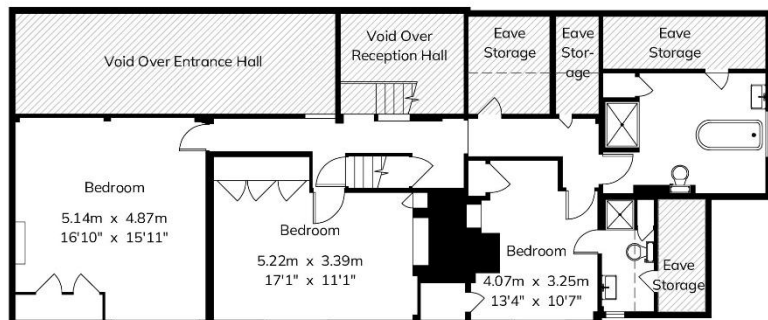


# Foxella

House - Gross Internal Area : 295.1 sq.m (3176 sq.ft.)  
Garage Building - Gross Internal Area : 54.8 sq.m (589 sq.ft.)



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## SERVICES

Mains electricity and water. Electric night storage heaters. Private drainage. Wood burning stoves. There is an LPG tank with associated pipe work to the house although this is no longer used.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: E

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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