



The Farmhouse, Kipping's Cross, Hastings Road, Matfield, Tonbridge TN12 7HB
Guide Price £795,000 Freehold

When experience counts... **bracketts** est. 1828

An elegant double fronted seven bedroom Grade II Georgian Farmhouse with separate stable block conversion currently comprising two self-contained apartments and with Planning Permission granted to convert into a three bedroom single dwelling (Planning Ref: 22/00678/FULL).

The main Farmhouse is occupied as a house of multiple occupancy (HMO) that could be reinstated as a family home, subject to a change of use via a Planning Application. There is parking for multiple vehicles and the stable block is gated. Accommodation comprises a beamed sitting room with large inglenook fireplace with wood burning stove, snug, ground floor bedroom and bathroom suite, traditional farmhouse kitchen with the original brick flooring and walls and an oil-fired Aga recessed in an inglenook fireplace, further smaller kitchen, utility room with laundry facilities. To the first floor are four main bedrooms each with period ceiling and wall beams, exposed brick fireplaces and traditional-style sash windows, bathroom suite and further WC. Two further bedrooms can be found to the second floor in the eaves.

At the rear of the main house is a level lawned garden, with a large terrace and a former well (covered). Located just 4.9 miles from Tunbridge Wells mainline station.

- Detached 7 Bedroom House
- Separate Converted 2 Bedroom Stable Block with Planning Permission Granted to Convert into a 3 Bedroom Single Dwelling
- Current Use as HMO
- Level Garden & Lots of Parking
- Close to A21
- Grade II Listed
- Inglenook Fireplace
- Beams and Character
- Convenient Location
- No Onward Chain





LOCATION:

Matfield is a highly regarded and picturesque Kentish village and boasting good local shops, public houses and a beautiful village green with duck pond. Paddock Wood is approximately 1.5 miles distant and has shops catering for everyday needs including a Waitrose supermarket, bakers, butchers, greengrocers, doctor's surgery, chemist & post office, pubs and restaurants. Comprehensive shopping can be found at Tunbridge Wells, Tonbridge, Maidstone and Bluewater with supermarkets and other high street retailers, as well as a multitude of pubs and restaurants.

There is a mainline railway station at Paddock Wood approximately 1.5 miles away offering fast and frequent services to Charing Cross, London Bridge and Cannon Street in approximately 45 – 50 minutes. Tunbridge Wells & Tonbridge mainline stations are approximately 4.9 miles away offering a fast and frequent service to London Bridge/Charing Cross.

There are primary schools in Brenchley, Matfield, Pembury and Tonbridge. Secondary schools include Mascalls in Paddock Wood, Judd Boys' Grammar in Tonbridge, Tonbridge Girls' Grammar and Weald of Kent Girls' Grammar, Skinners' School in Tunbridge Wells & Tunbridge Wells Grammar school for girls. There are preparatory schools at Kent College, Somerhill. Hilden Oaks and Hilden Grange in Tonbridge. Tonbridge and Sevenoaks public schools.

The area is well served with good leisure facilities including golf, fitness centres, indoor and outdoor swimming pools and a range of sporting clubs to include football, baseball and cricket.

There is excellent access to the motorway network via the A21 connecting with the M25 for Gatwick & Heathrow Airports.

Additional Information:

Council Tax Band: G

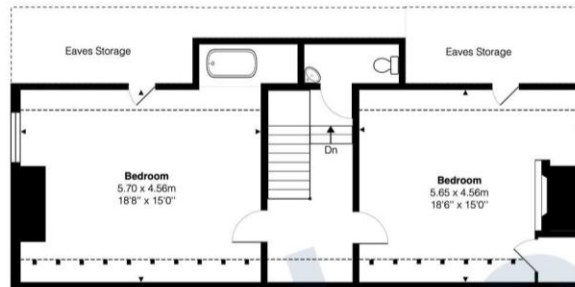


Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

The Farmhouse
Gross Internal
Area Approx
3840 sq ft (356.7 sq m)



First Floor Approx 1189 sq ft (110.4 sq m)

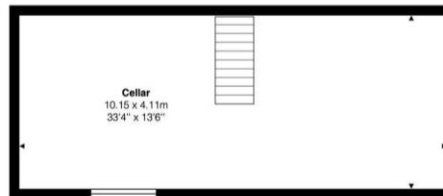


Second Floor Approx 710 sq ft (66 sq m)

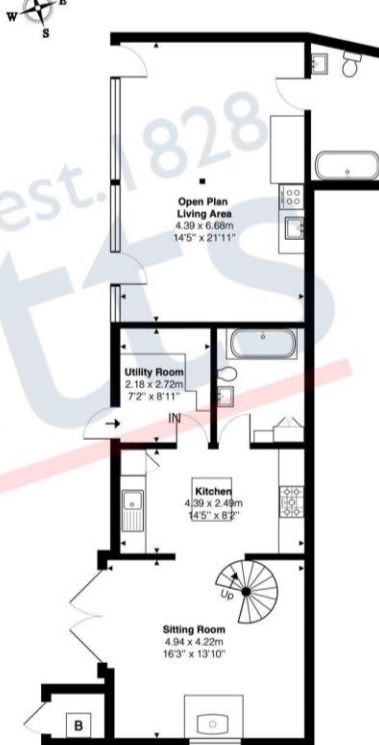


Ground Floor Approx 1491 sq ft (138.5 sq m)
(Including Workshop / Store)

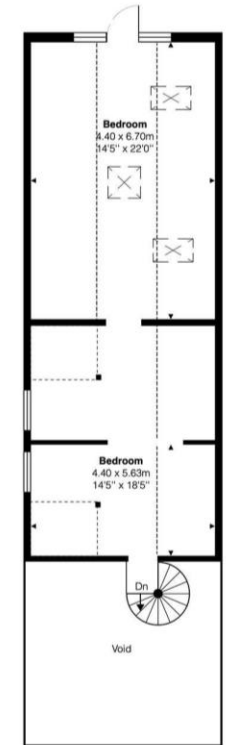
Cellar Approx 450 sq ft (41.8 sq m)



Stable Block
Gross Internal
Area Approx
1459 sq ft (135.5 sq m)



Stable Block
Ground Floor Approx
879 sq ft (81.6 sq m)



Stable Block
First Floor Approx
580 sq ft (53.9 sq m)