



Artist's impression



TUDELEY BROOK STABLES
CRITTENDEN ROAD | MATFIELD | KENT | TN12 7EW
Guide Price £675,000



**Lambert
& Foster**

TUDELEY BROOK STABLES, CRITTENDEN ROAD, MATFIELD, KENT TN12 7EW

Former stables in a superb rural location a mile from the picturesque village of Matfield, with full planning permission for redevelopment to a 4 bedroom family home of approximately 3,659 sq ft/340 m² floor area, nestled in a small hamlet of properties, along a quiet country lane. In all some 0.84 acres/0.34 hectares.

PADDOCK WOOD MAINLINE RAILWAY STATION 2.8 MILES | TUNBRIDGE WELLS 5.7 MILES | TONBRIDGE MAINLINE RAILWAY STATION 5.1 MILES



DIRECTIONS

The postcode of the property is TN12 7EW. From Tunbridge Wells head north east on the Pembury Road (the A264) passing over the A21. At the traffic lights proceed along the Pembury bypass (the A228) which connects to the Maidstone Road. Look out for the junction with Crittenden Road on your right hand side. Turn into Crittenden Road, and the entrance to Badsell Park Farm/Tudeley Brook Stables will be seen on your right hand side. Proceed along the private drive and the barn will be seen on your left hand side, having passed the converted oast house and through a pair of gates.



SITUATION

Tudeley Brook Stables is the last remaining farm building which forms part of Badsell Park Farm, which has been converted into a number of attractive dwellings from the former farm buildings. Whilst enjoying a gloriously secluded location, the farm has easy access to nearby Paddock Wood and Tonbridge, both with fast mainline rail connections to London (Paddock Wood to London Bridge c.45 minutes). Matfield is well known for its idyllic village green and has two excellent pubs and an award winning butcher. Paddock Wood offers a full range of social, recreational and educational amenities (including a Waitrose), with Tunbridge Wells offering a more extensive choice of shops. There is a wide range of private schools (e.g. Tonbridge School, Sevenoaks School) and state schools, including excellent grammar schools.

SERVICES

The site is connected to mains water and three phase electricity. Foul water drainage will be to an on site BioDisc unit. Buyers should rely on their own enquiries as to the suitability of any existing services for residential use.

DESCRIPTION

Tudeley Brook Stables is located within the Area of Outstanding Natural Beauty in a hamlet of mainly residential properties, formerly comprising Badsell Park Farm. Full planning permission has been granted by Tunbridge Wells Borough Council Ref. 24/00315/FULL for the conversion and partial demolition of stables to a dwelling house. Granted subject to conditions on 28th March 2024. The approved plans show a small reduction of the existing building with one of the six bays (at the north easterly end) and the small wooden structure (at the south westerly end) removed.

The accommodation, which extends to 3,659 sq ft/340m² mainly on the ground/mezzanine floors with a first floor master bedroom, comprises an entrance hall leading to an office/study, a cloakroom/WC and adjoining utility/boot room with an inner hallway leading to a lounge with a vaulted open plan kitchen/living room/dining room. Completing the ground/mezzanine floor accommodation are 3 bedrooms (one with en suite facilities and a dressing room) and a family bathroom. Stairs lead to an under eaves master bedroom with en suite dressing room and bathroom, and a view from the landing down into the vaulted open plan kitchen/living room/dining room.

Outside the barn is located central to a plot which extends to some 0.84 acres including the approved garden curtilage and an area of agricultural land beyond.

ACCESS

Access will be over the shared driveway with the adjacent properties at Badsell Park Farm. Only 1 residential property is located further along the drive than Tudeley Brook Stables, so the barn enjoys a relatively private location.

FENCING

New boundary fences will be required to be erected by the purchasers along the boundaries marked on the sale plan with inward facing T mark. The vendor will retain ownership of the line of leylandii trees but will agree to purchaser maintaining the treeline to an agreed maximum height and width.

RESTRICTIONS

The property being sold should only be occupied as a single residential dwelling.

PLANNING

Full planning permission is granted by Tunbridge Wells Borough Council for the conversion and partial demolition of stables to a dwelling house granted subject to conditions on 28th March 2024. Tunbridge Wells Borough Council reference 24/00315/FULL. A copy of the approved plans and planning documents can be sent on request, or downloaded from the Lambert & Foster website, or the Tunbridge Wells Borough Council planning portal.

VIEWING

Strictly by appointment with Lambert & Foster's Paddock Wood Office on 01892 832325, option 3.

LOCAL AUTHORITY

Tunbridge Wells Borough Council, Town Hall Building, Mount Pleasant Rd, Royal Tunbridge Wells, Tunbridge Wells TN1 1RS. Telephone 01892 526521.

PARTICULARS, PLANS & SCHEDULES

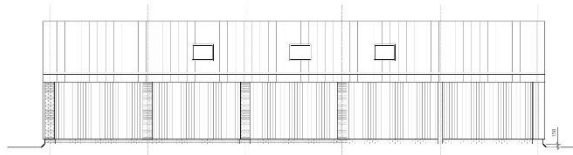
The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS

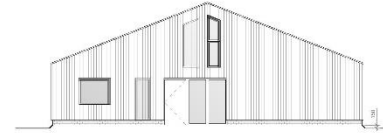
In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy, made in person, of your passport or photo driving licence. Solicitor certified copies may be accepted. Lambert & Foster apologise for any inconvenience this may cause but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.



Proposed Elevations



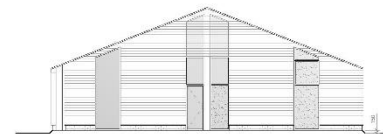
Proposed North West Elevation



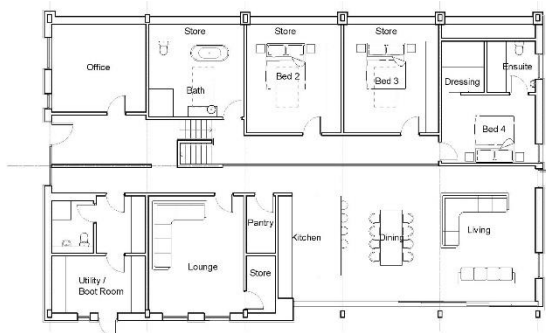
Proposed South West Elevation



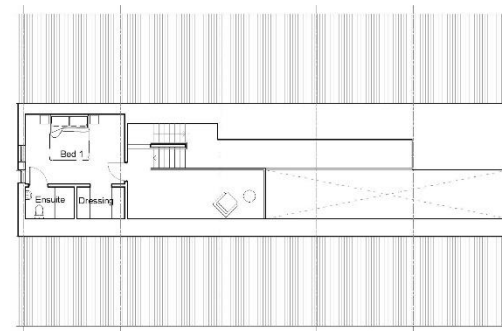
Proposed South East Elevation



Proposed North East Elevation



Proposed Ground Floor Plan



Proposed Mezzanine Floor Plan



Notes
GIA: 340m²

Issued for Planning

Revision:	Rev By:	Checked By:
A. 13.01.2023	EGT	MJR

bloomfields
01892 831 600
www.bloomfields.co.uk
drawing@bloomfields.co.uk

Client:
J. Coddington

Project:
Conversion of Rural Building

Site Address:
Building at Bicknell Park Farm,
Ottenden Road, Matfield,
Tonbridge, TN11 2EW

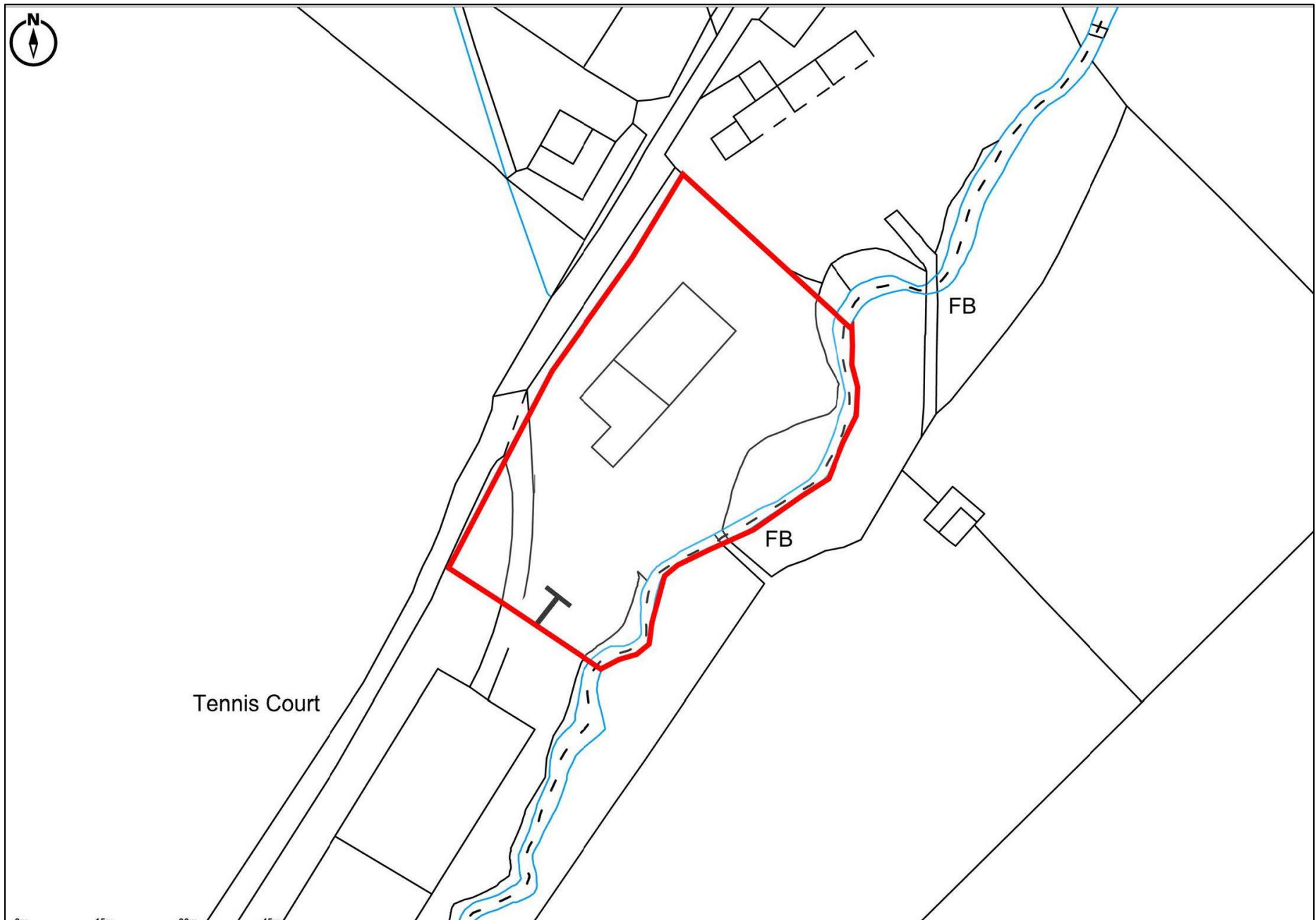
Scale: 1:100 @ A1
Drawn By: EGT

Date: 04.10.2022
Checked By: MJR

Drawing Title:
Proposed Plans and Elevations

St: 1 **Job No:** **Drawing No:** 1 **Rev:**

P.2831.060.A



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OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX
Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA