



The Green, Matfield, Kent, TN12 7JX
Guide Price £700,000 - £750,000

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Offered for sale is this former public house in the village of Matfield. The property occupies a favoured location next to The Green and has planning permission for conversion of existing property. Full details can be seen on the Tunbridge Wells planning portal. Further local amenities include a large village hall with many community events, popular public houses, The Star & The Poet being an outstanding gastropub with fine dining and a well-regarded butchers/general store. Paddock Wood is about 2.5 miles away and has a mainline train station providing a regular service into London, a sports centre and local shopping amenities including a Waitrose. Tunbridge Wells is 5.8 miles away for a range of shopping facilities, excellent schools including grammar schools for girls and boys and recreational amenities including a sports centre, cinema complex, theatres, golf courses and numerous restaurants. Tunbridge Wells Planning: 19/02753/FULL | Conversion of existing public house to 3 No. self contained residential units, including studio ancillary to plot 3. | The Wheelwright Arms The Green Matfield Tonbridge Kent TN12 7JX

Development Opportunity

Former Public House - Detached
Property

Planning Permission Granted

TWBC PLANNING - 19/02753/FULL

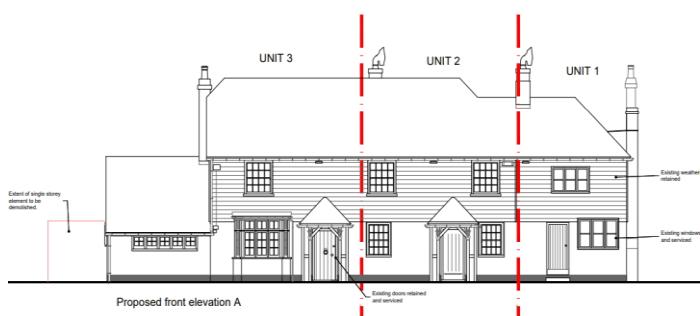
Conversion of Existing Public House
to 3 No. Self Contained Residential
Units

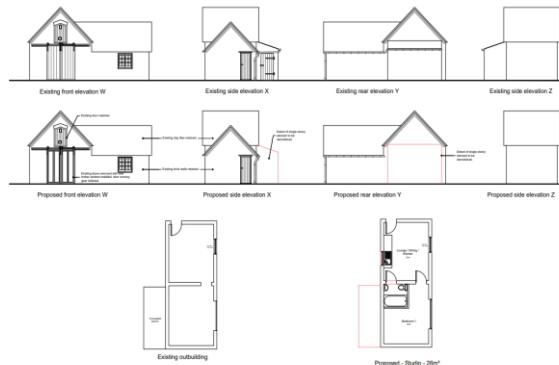
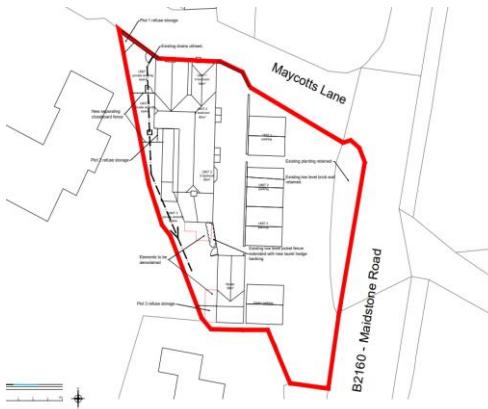
Sought After Village Location

Close to Local Amenities & The
Green

No Onward Chain

Viewing Highly Recommended





LOCATION: Matfield, Kent

Located in the very popular village of Matfield close to the picturesque village green and duck pond in the heart of the village. Local amenities include, popular village pubs and restaurants, an excellent butchers/deli, cricket Pavilion and country walks in local orchards, fruit farms, Cindershill nature reserve.

Nearby is the larger town of Paddock Wood which offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns, amenities, primary & secondary schools and a mainline station that will take you to London in 45 Minutes. Matfield is also central for access to the towns of Tunbridge Wells, Tonbridge and Maidstone.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 48 minutes) with road links to the M20 & M25 motorways via the nearby A21.

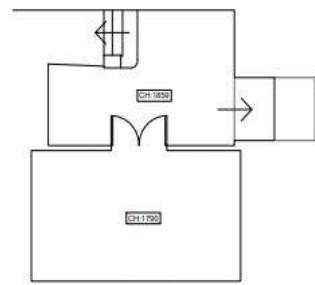
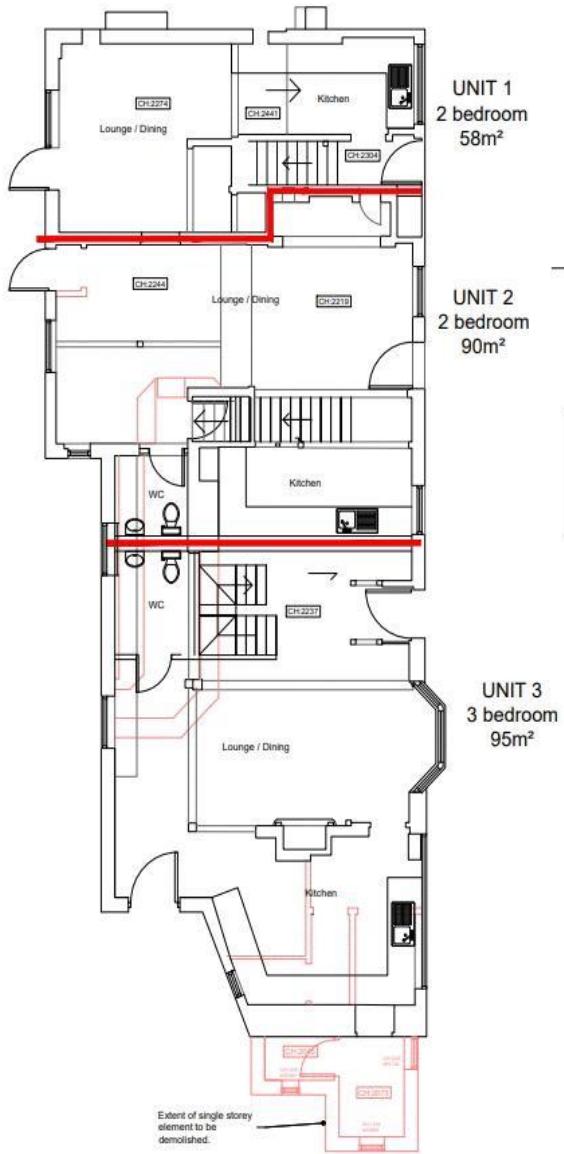
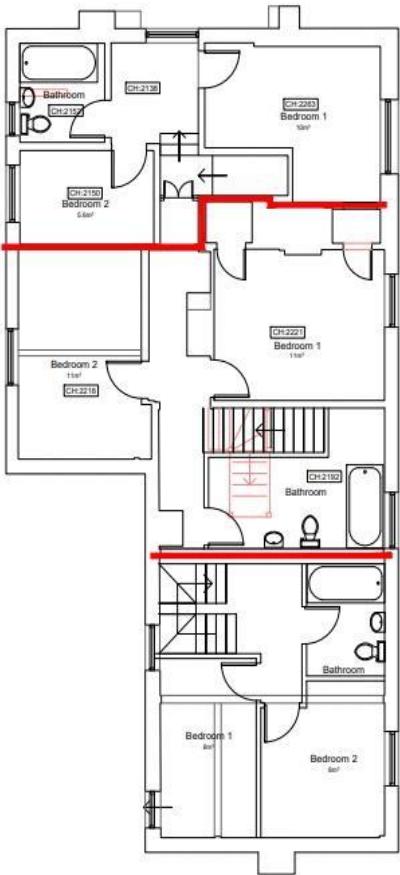
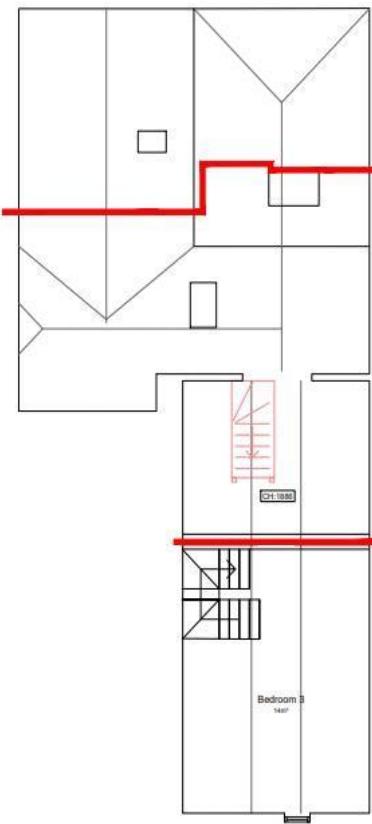
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ADDITIONAL INFORMATION:

Council Tax Band B Double Glazed Windows



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.



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