



24 Chestnut Lane, Matfield, Tonbridge, TN12 7JL.

Asking price £500,000

Jack Charles
Estate Agents

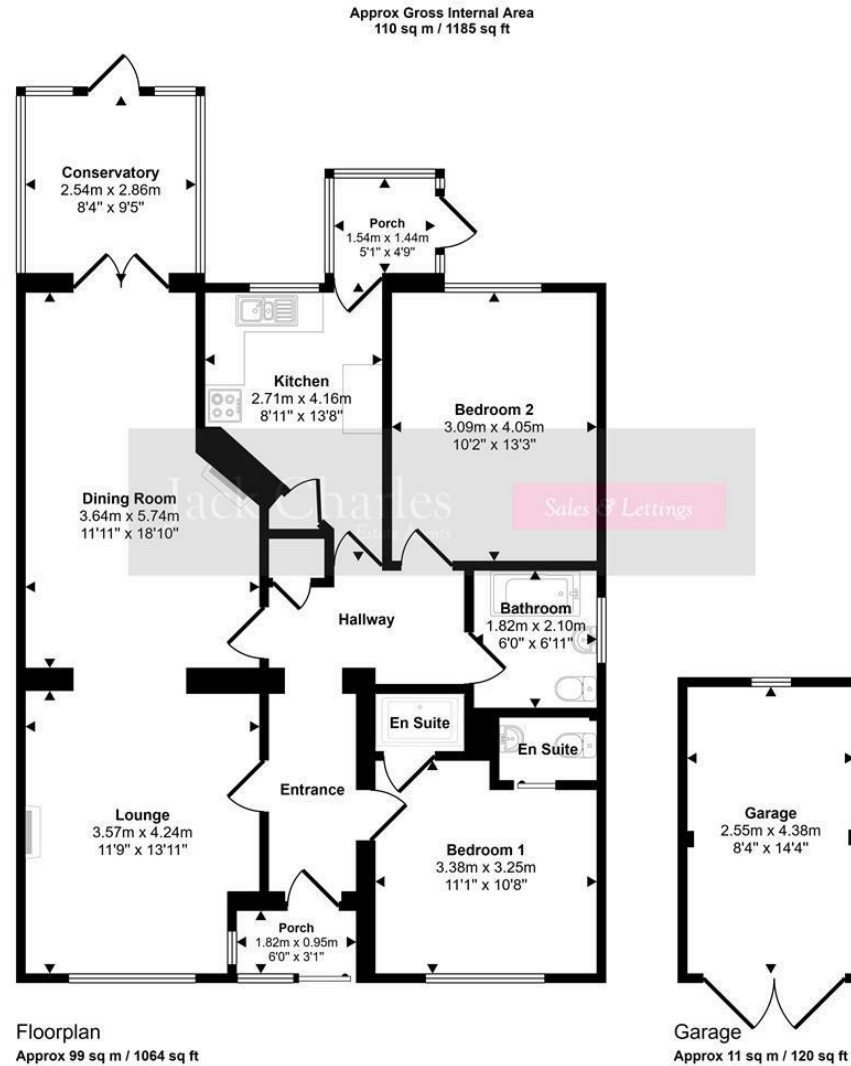
Sales & Lettings

- Detached Bungalow
- Living Room
- Bathroom

- Two Bedrooms
- Dining Room
- Ensuite Shower and Separate WC

- Popular Village Location
- Conservatory
- Gardens, Parking & Garage

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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To Be Sold

Jack Charles are delighted to offer this well presented and versatile home, offering bright and spacious accommodation throughout, complemented by attractive gardens and ample off road parking.

The property is approached via a double glazed entrance porch with tiled flooring, leading into a welcoming entrance hall with airing cupboard and radiators. The sitting room enjoys a double aspect with windows to the front and side, a feature fireplace, and flows seamlessly into the dining area, also benefitting from a fireplace and doors opening into the conservatory. The conservatory is double glazed with power, light and a radiator, providing an excellent additional reception space overlooking the garden.

The kitchen is fitted with a range of units with work surfaces, integrated fridge freezer, and space for cooker, washing machine and microwave. Door to a useful utility porch provides further space and plumbing for appliances.

There are two bedrooms, both with double glazed windows, radiators and built in wardrobes. The principal bedroom benefits from its own en suite facilities including a WC with wash hand basin and a separate shower area with tiled walls. The main bathroom is fitted with a panel enclosed bath with shower over, low level WC and pedestal wash hand basin.

Outside, the property enjoys a lawned front garden screened from the road by mature hedging, with a variety of trees and shrubs. A block paved driveway provides ample off road parking and leads to a garage with power and light. The rear garden is secluded and mainly laid to lawn with well stocked flower and shrub borders, a wooden shed, side access, and a paved patio area enclosed by fencing with a charming pergola adorned with honeysuckle and clematis. Viewings are recommended

Situation

The Parish of Brenchley is part of the Borough of Royal Tunbridge Wells, Kent and consists of two villages, Brenchley and Matfield, with the addition of two hamlets, Castle Hill and Petteridge. The parish is surrounded by countryside and most of it is in an Area of Outstanding Natural Beauty, the two village centres being in Conservation areas. The Parish lies five miles East of Tunbridge Wells, off the A21. Travelling from the A21, you will soon come to St. Luke's Church, Matfield on the right, with the War Memorial close by, before reaching the picturesque village green and pond located in the centre of the village. Matfield is a small village which grew up around its village green, which is the largest in Kent. The village green features a large pond at its northern end and overlooking the green is the Grade I listed Matfield House, a Georgian building with a stable block and coachhouse at the rear. Many of the houses surrounding the green date back to the 18th century and several have the typical Kentish construction of timber frames with white weatherboarding. There are also two pubs: The Star and a gastropub 'The Poet' at the Standings Cross. Matfield was awarded the title of 'Kent Village of the Year' in 2010. The war poet Siegfried Sassoon, was born in Matfield and lived at the northern end of the village and recorded his pleasure in the cricket played here almost a century ago, a tradition which continues today. His mother, Theresa Sassoon planted a tree on the green to commemorate the end of World War I; the tree was blown down in the hurricane of 1987 and had to be replaced. Theresa, a sculptor, was one of the founders of Matfield Women's Institute in 1921.





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