

Dolphins, Matfield, Kent





Dolphins, Maidstone Road, Matfield

An attractive detached family house located in the popular village of Matfield and close to local amenities. The property offers flexible and beautifully presented accommodation throughout with the potential to create an annexe, as well as a low maintenance garden, garage and ample off-road parking.

A21 - 1.7 miles. Paddock Wood station 2.4 miles (London Bridge from 41 minutes). Tunbridge Wells station 6 miles (London Bridge from 44 minutes). Tonbridge station 6.6 miles (London Bridge from 32 minutes). Gatwick airport 29 miles. London 46 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Tunbridge Wells Borough Council, Tel. 01892 526121.

Council tax band: F

Services: Mains water and electricity. Oil fired heating. Mains drainage.

The Property

This attractive detached property is constructed of red brick with tile hung upper elevations to the front and sides, and cementitious weatherboarding to the rear and sides. Internally, the house offers well-proportioned and flexible family accommodation arranged over two floors. The front door opens into a porch and then a reception hallway giving access to the principal reception rooms. To the left, there is a study/home office with a window to the front. A door leads into a hallway with secondary door to the front, cloakroom and door to the integral garage.

To the rear of the house, the impressive open plan kitchen/breakfast room is a particular feature and creates a perfect entertaining space with two sets of 4 metre wide bi-fold doors opening onto the rear terrace and garden. The fabulous kitchen has an attractive roof lantern and provides an extensive range of high gloss wall and base units, drawers, integrated appliances and large central island with hob and breakfast bar. Two sets of double doors lead through to the living/dining room which also has an attractive roof lantern and feature fireplace in the sitting area. At the rear of the kitchen there is a cinema room with double doors to the garden.

On the first floor, the principal bedroom is double aspect with windows to the front and side as well as fitted wardrobe cupboards and an en suite 'Jack and Jill' bathroom. There are four further bedrooms (one with an en suite shower room) as well as a well-appointed family bathroom. The bedroom that is to the rear of the house (and shares the Jack and Jill bathroom) can also be accessed via the spiral staircase from the cinema room and offers the potential to create an annexe, if required.

Gardens and Grounds

The house is accessed via a five bar gated entrance over a block paved driveway leading to the house and integral garage. The driveway provides ample off-road parking and there is also an electric car charging point and useful detached shed/garden store. To the rear of the house, there is an attractive paved terrace. Steps lead down to the lawned garden which includes a further paved area with a hot tub and detached summer house with bi-fold doors opening onto the garden.





A beautifully presented house providing flexible family accommodation with the potential to create an annexe, if required.



Situation

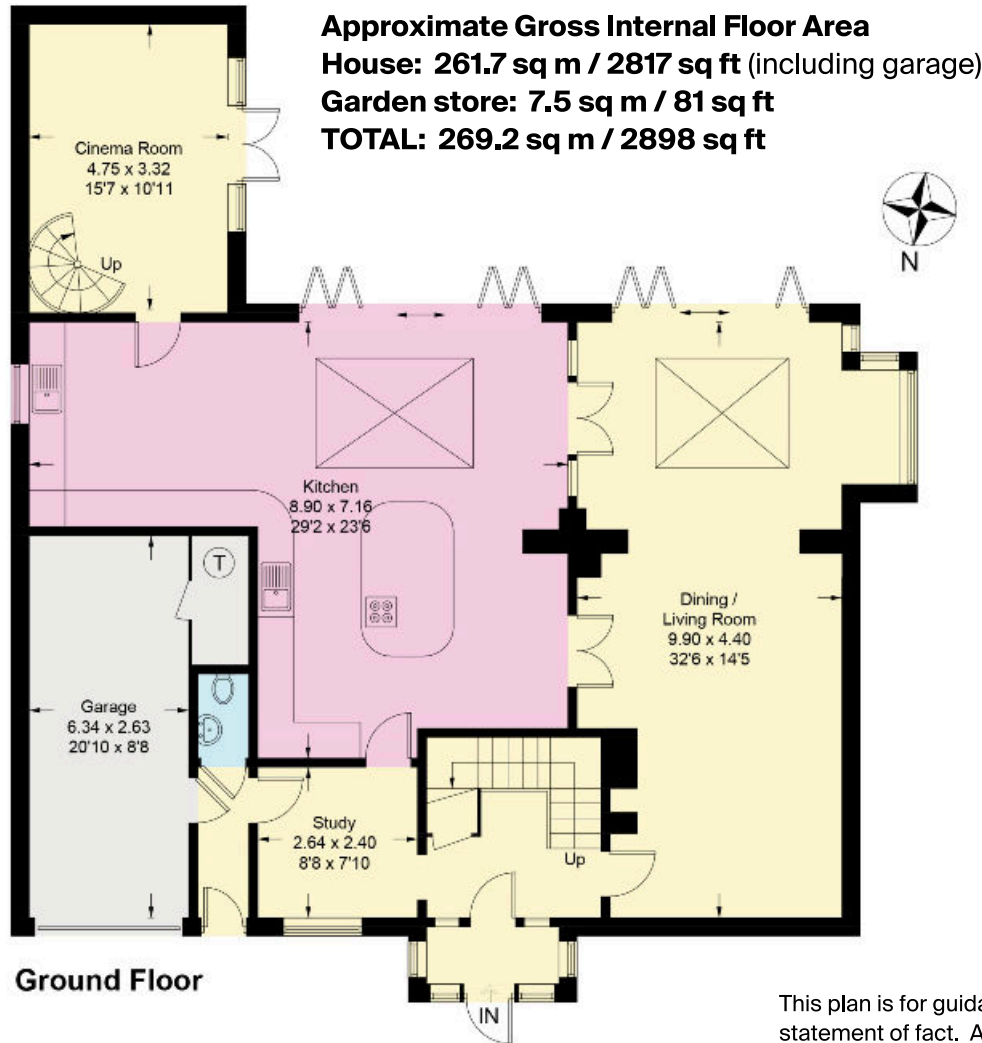
Dolphins is located in the heart of the popular village of Matfield and within the High Weald Area of Outstanding Natural Beauty. Matfield, well known for its idyllic village green framed by period properties, has a post office, butcher/greengrocers, village hall and two pubs. Nearby Brenchley also offers good shopping for everyday needs. Paddock Wood provides a wider range of facilities, including a Waitrose supermarket, as well as a mainline station serving London. The larger towns of Tunbridge Wells and Tonbridge have a broader range of commercial, shopping and leisure facilities. The A21 provides access onto the M25 and national motorway network, Gatwick and Heathrow airports, the Channel Tunnel and ferry ports.

There are a number of well-regarded schools in the area in both the state and private sectors including The Schools at Somerhill in Tonbridge, Dulwich Preparatory at Cranbrook, Marlborough House and St Ronan's at Hawkhurst, Benenden School, Holmewood House Preparatory at Langton Green, Kent College (Girls) at Pembury. There are also grammar schools for boys and girls in Tunbridge Wells and Tonbridge.

Recreational facilities include riding and walking in the surrounding countryside; golf at The Nevill in Tunbridge Wells, Lamberhurst and Chart Hills in Biddenden; sailing and water sports at Bewl Water and on the South Coast.

Directions (TN12 7JP)

From Tunbridge Wells, head south on the A21 towards Hastings. At the Kipping's Cross roundabout, take the first exit onto Maidstone Road (B2160). Continue towards Matfield for 1.6 miles, passing the pond and The Star pub on the left. The entrance to the property will be found on the right-hand side (just after Webbs Orchard on the right, and immediately before Ebenezer Chapel on the right).



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