

# High View

Matfield, Kent





A fine Victorian house offering substantial accommodation and fabulous gardens, set on the edge of this sought-after village.



### Summary of accommodation

#### Main House

**Ground Floor:** Entrance Hall | Drawing Room | Dining Room | Playroom/Family Room | Kitchen/Breakfast Room

Boot/Utility Room | Cloakroom | Cellar

**First Floor:** Principal Bedroom Suite | Guest Suite | Two Further Bedrooms | Family Bathroom

**Second Floor:** Two Bedrooms | Attic Store Rooms

#### Garden and Grounds

Mature Gardens and Grounds | Swimming Pool | Pool House | Vegetable Garden

Detached Victorian Coach House with potential | Double Open-Bay Garage

**In all about 1.5 acres**



## Situation

(Distances and times are approximate)

The property is located in a wonderful semi-rural position on the edge of the village of Matfield and within the High Weald National Landscape Area.



Matfield, with its idyllic village green framed by period properties, has a part-time post office, butcher/greengrocers and pubs. Nearby Brenchley also offers good shopping for everyday needs. A wider range of facilities can be found at Paddock Wood, Tonbridge and Tunbridge Wells.



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.



Mainline stations are available at nearby Paddock Wood as well as Tonbridge and Tunbridge Wells, all serving London with a journey time from just over half an hour.





## The Property

High View is a most attractive Victorian family house offering well-proportioned accommodation totalling 3865 square feet, arranged over three floors, as well as a cellar. The wonderful property is believed to date from 1895 and retains many features from that era including some deep skirting boards, picture rails, cornicing, panelled doors in moulded architraves, cast iron radiators and charming fireplaces. The well-proportioned rooms, many of which boast a double aspect, have generous ceiling heights and large windows.

Internally, the formal drawing room, dining room and sitting room/play room all have open fireplaces. The lovely country kitchen/breakfast room includes a range of fitted units with integrated appliances, oil-fired Aga, space for a dining table, larder and oak flooring. There is also a useful boot/utility room off, with a door to the rear, as well as a cloakroom.

On the first floor, landing gives access to the bedrooms as well as a small balcony with wonderful views over the gardens and beyond. The principal bedroom suite includes a double aspect bedroom with a generous en suite bathroom and dressing room. The guest bedroom also benefits from an en suite shower room. There are two further bedrooms on this level as well as a family bathroom. On the second floor there are two further bedrooms as well as a store room with attic access.

## Outside

The house is approached through a gated entrance with brick pillars over a driveway leading to the house, the detached double open bay garage and the coach house. The delightful gardens and grounds surrounding the property are a particular feature and provide a wonderful private setting.





To the front and east of the house there are wooded areas planted with a variety of trees and shrubs. To the rear of the house, there is a charming gated courtyard with a brick paved terrace, ideal for al fresco dining. The gardens are laid to lawn and lead on to the fence enclosed swimming pool with a paved surround and pool house.

Beyond the house there is an unconverted detached Victorian coach house which comprises a garden store, original stables, first floor store room, gardeners w.c., further store rooms and a potting shed. This building offers potential for a variety of uses subject to obtaining the necessary planning consents. In all about 1.5 acres.

## Property Information

**Tenure:** Freehold

**Services:** Mains water and electricity. Oil-fired heating. Private drainage (Klargester).

**Local Authority:** Tunbridge Wells Borough Council, Tel. 01892 526121

**Council Tax:** Band H

**EPC:** F

**Directions (TN12 7DU) :** From the A21, head south towards Hastings. At the Kipping's Cross roundabout, take the B2160 to Matfield. Pass the village green on your left and. Continue for about 0.4 of a mile and the driveway to High View will be found on the right hand side (as you start to go down a slight hill and before the road bends).

[www.what3words.com/butchers.surfacing.brave](http://www.what3words.com/butchers.surfacing.brave)

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



## Approximate Gross Internal Floor Area

House = 359.1 sq.m / 3865 sq.ft

Coach House = 118.8 sq.m / 1278 sq.ft

Total = 477.9 sq.m / 5143 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



### Knight Frank

47 High Street  
Tunbridge Wells  
TN1 1XL

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Simon Biddulph**

01892 772942

[simon.biddulph@knightfrank.com](mailto:simon.biddulph@knightfrank.com)



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

**Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated May 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.