



Thorn Barn, Matfield, Kent



Thorn Barn, Maidstone Road, Matfield, Kent

A wonderful unlisted detached barn offering beautifully presented and characterful family accommodation as well as delightful gardens and a detached double garage with annexe/home office above. The property sits in the heart of the popular village of Matfield, close to local amenities and mainline stations.

A21 - 1.78 miles. Paddock Wood station 2.3 miles (London Bridge from 43 minutes). Tunbridge Wells station 6.1 miles (London Bridge from 44 minutes). Tonbridge station 6.3 miles (London Bridge from 32 minutes). Gatwick airport 30 miles. London 42 miles. (All times and distances approximate).



EPC
E

Tenure: Freehold

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

Council tax band: G

Services: Mains water and electricity. LPG heating. Mains drainage.





The property offers beautifully presented and characterful family accommodation set within delightful mature gardens.



The Property

Thorn Barn is a wonderful converted barn, believed to have originally been two barns dating back to the 18th century. The property is full of character and offers well-proportioned family accommodation, beautifully presented throughout, with the perfect blend of period features and modern day convenience. The front door opens into a fantastic entrance hall with a vaulted ceiling, exposed beams, understairs cupboard, cloaks cupboard, w.c. and mezzanine landing/sitting area above. The fabulous drawing room is double aspect and includes exposed beams, an attractive free-standing wood-burner, fitted cupboards and double doors opening out to the terrace and gardens beyond creating the perfect entertaining space. Further double doors lead through to the dining/sitting room which also has exposed timbers as well as two windows to the side and a built-in cocktail dresser. The fabulous kitchen/breakfast room has tiled flooring and a free-standing oak kitchen which includes a central island/butchers block, larder unit, storage cupboards, Falcon range cooker and double butlers sink. To one end, the breakfast/dining area has doors opening onto the terrace and gardens beyond. There is also a study with fitted cupboards and desk as well as a ground floor bedroom with an en suite bathroom which would be ideal to use as an annexe (with the adjoining study), if required. Stairs lead up to the spacious first floor mezzanine landing which has a vaulted ceiling and provides a charming sitting area with fitted cupboards and airing cupboard as well as access to four bedrooms, a family bathroom and loft storage access. The double aspect principal bedroom benefits from a wealth of exposed timbers and beams, vaulted ceiling and a beautifully appointed en suite bathroom as well as a walk in wardrobe/dressing room with fitted wardrobes. There is also access to useful eaves storage from one of the bedrooms.

Outside, the house is approached over an initially shared driveway, and then a private driveway, to the detached double garage with a useful office/studio above comprising a reception/bedroom with kitchenette area and shower room. A brick pathway leads through the gardens to the front door. The delightful and beautifully maintained gardens are a particular feature and include a number of terraces for sitting and al fresco dining as well as a BBQ area. Steps lead up to the lawned garden with a multitude of mature trees, shrubs and plants as well as a small pond feature.

Situation

The property 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 7JH)

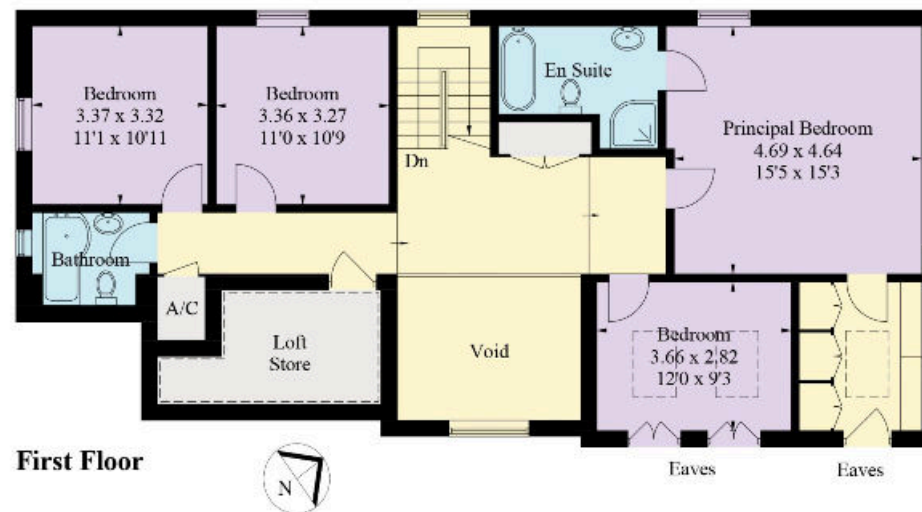
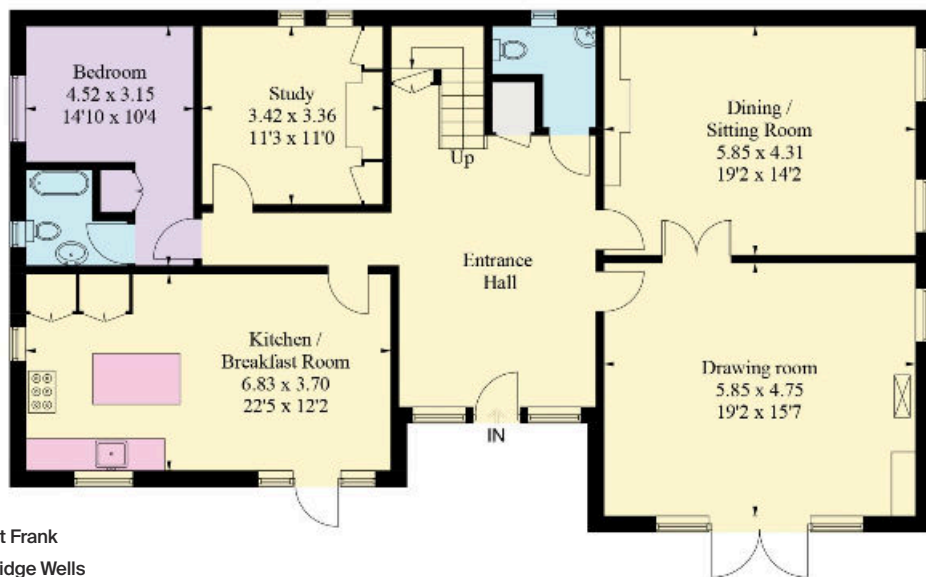
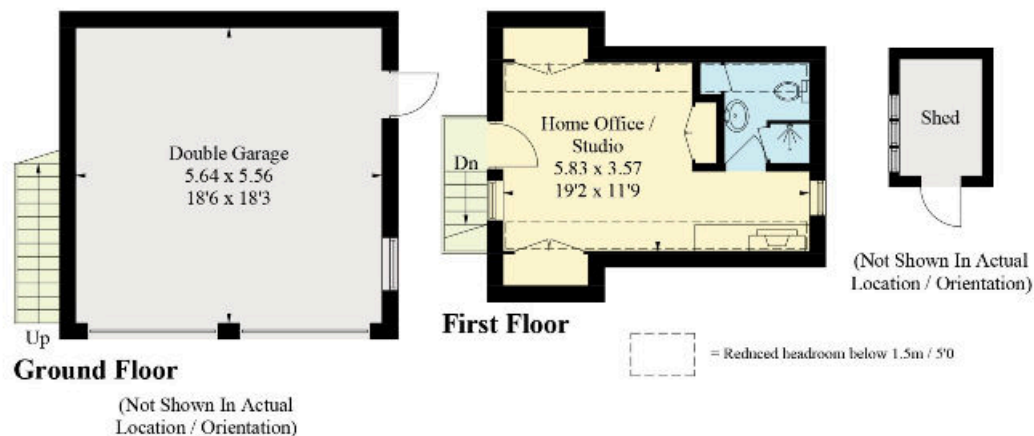
From Tunbridge Wells, head south on the A21 towards Hastings. At the Kipping's Cross roundabout, take the first exit onto Maidstone Road (B2160). Continue towards Matfield for 1.6 miles, passing the pond and The Star pub on the left. At the crossroads, turn left (opposite The Poet pub) onto Brenchley Road signposted Brenchley/Horsmonden. After a short distance, turn left (onto the first driveway from the junction) and the entrance to the property will be found straight ahead.







Approximate Gross Internal Floor Area
House: 238.9 sq m / 2571 sq ft
Outbuildings: 58.1 sq m / 625 sq ft
TOTAL: 297 sq m / 3196 sq ft



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