



Hebron, Matfield, Kent

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# Hebron, Crittenden Road, Matfield, Kent

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A most attractive detached, double-fronted period house set in a wonderful and sought-after position on the edge of Matfield. The property boasts well-proportioned family accommodation, beautifully presented throughout, as well as fantastic mature gardens with a large terrace, heated swimming pool and outbuildings.

Matfield 0.4 of a mile. Brenchley 1.4 miles. A21 - 2 miles.  
Paddock Wood station 2.7 miles (London Bridge from 42 minutes).  
Tonbridge 6 miles (London Bridge from 38 minutes).  
Tunbridge Wells 6.5 miles (London Bridge from 44 minutes).  
M25(J5) 17 miles. Gatwick airport 30 miles. London 42 miles.  
(All times and distances approximate)



4-5



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3-4



EPC

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**Tenure:** Freehold

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

**Council tax band:** G





## The Property

Hebron is a most attractive family house offering beautifully presented and well-proportioned accommodation. The front door opens into a large reception hall with under stairs storage cupboard, cloakroom and door to a generously sized study with bay window to the front. From the reception hall, feature steps lead up to the double aspect dining/family room with a working fireplace, sitting area and views over the garden. The fantastic kitchen/breakfast room has a bespoke Mark Wilkinson kitchen providing wall and base units with integrated Miele appliances, marble shelf larder cupboard, Butler sink, central island with breakfast bar, oil-fired two oven Aga cooker and French doors opening out to the paved terrace and gardens. There is also a useful utility/boot room off the kitchen with further Mark Wilkinson bespoke storage units including integrated recycling bin storage and a door to the side. The double aspect drawing room is at the rear of the home and has a working fireplace, windows to the side and French doors to the rear terrace and gardens.

On the first floor, the landing gives access to four double bedrooms, all with beautifully appointed en suite facilities, and the family bathroom. Stairs lead up to a soundproofed cinema room/bedroom 5 on the second floor with remote control Velux windows (with rain sensors and blackout blinds), walk-in wardrobe and loft access.

## Gardens and Grounds

The house is approached via an electronically operated gated entrance over a private gravel driveway leading to the parking area and detached double garage, currently used as a gym (with specialist flooring which could be removed). The property sits nicely in the middle of its plot and is surrounded by beautiful mature gardens and grounds. The gardens are split into various seating areas and include formal lawned areas, well-stocked flower borders and a multitude of mature trees and shrubs. The fabulous heated swimming pool (with electric security cover) is surrounded by a paved terrace with outdoor lighting. The pretty pool house has a changing room and attached pool pump room. The gardens also include a feature pond with waterfall as well as a large timber built shed/garden store providing two storage areas and a mower store. In all the property extends to about 1.25 acres (to be verified).









The property offers beautifully presented family accommodation with fabulous gardens, in a sought-after location.



## Services

Mains water, electricity and drainage. Oil-fired heating throughout with additional zoned underfloor heating to all tiled floor areas.

## Situation

The property is located in a wonderful semi-rural position on the edge of the village of Matfield and on the perimeter of the High Weald Area of Outstanding Natural Beauty. Nearby Matfield, well known for its idyllic village green framed by period properties has a butcher/greengrocers, part-time post office, traditional pub and popular gastro-pub, The Poet. Paddock Wood offers an extensive 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 Tonbridge School, 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 and Chart Hills; sailing and water sports at Bewl Water and on the South Coast.

## Directions (TN12 7EQ)

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 for 1.7 miles into Matfield. At the crossroads, turn left (by The Poet pub) onto Chestnut Lane. Continue for 0.4 of a mile (which becomes Crittenden Road) and the entrance to the property will be found on the left-hand side with a five bar gate.





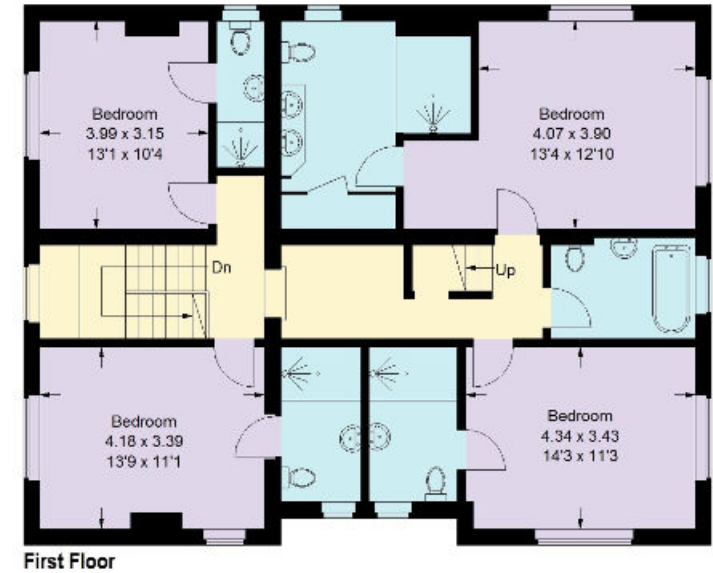
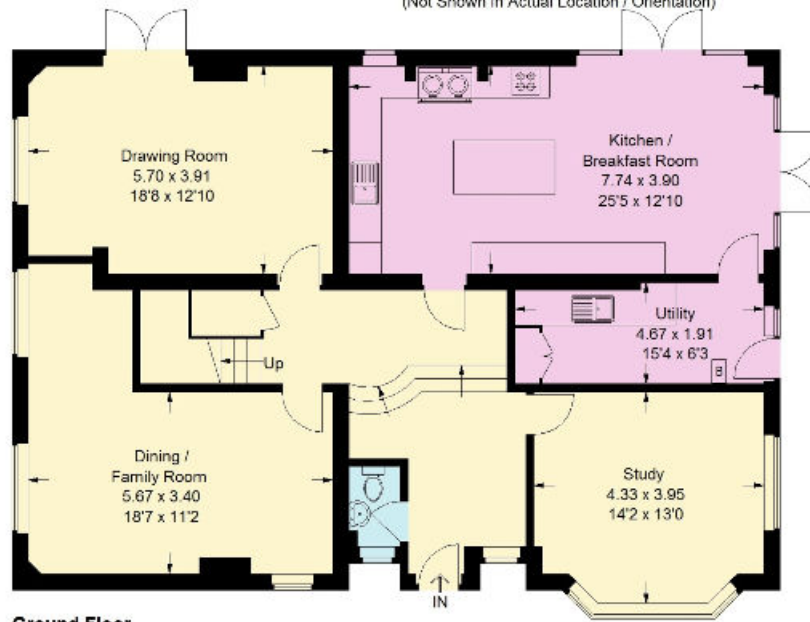
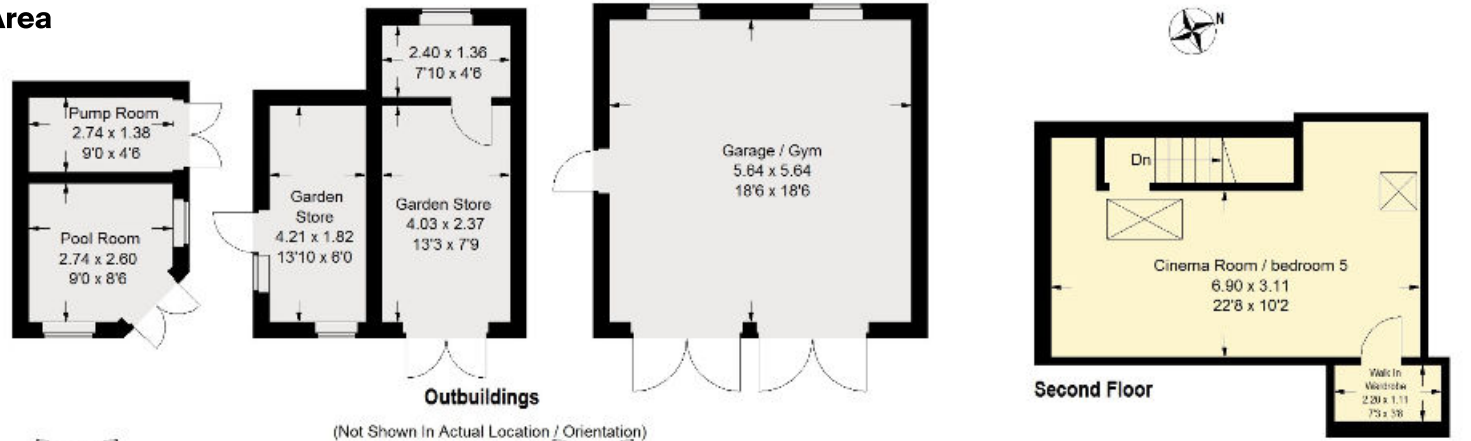
## Approximate Gross Internal Floor Area

**House: 278.2 sq m / 2994 sq ft**

**Outbuildings: 66.5 sq m / 716 sq ft**

**TOTAL: 344.7 sq m / 3710 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 below.



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