

EST
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125

— YEARS OF —

**Lambert
& Foster**



ORCHARD VIEW
MATFIELD, KENT TN12 7LG



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& Foster**



MATFIELD 0.8 MILES | TUNBRIDGE WELLS 6.5 MILES | PADDOCK WOOD 2.8 MILES

ORCHARD VIEW, MATFIELD, KENT TN12 7LG

An opportunity to purchase a 6.47 acre (2.61 hectare) smallholding comprising an immaculate 3-bed detached Potton Home (subject to AOC) a detached brick double garage with an implemented planning consent for conversion, a detached workshop/garage and adjoining orchards. Located at the end of a private lane on the outskirts of the much-favoured village of Matfield.

GUIDE PRICE £750,000



SITUATION

Positioned in an enviable situation at the end of a small hamlet of properties on the village outskirts yet within walking distance of Matfield. Abutting further orchards and farmland all within an area of National Landscapes. Matfield is a favourable Kentish village noted as a conservation area with a picturesque village pond and amenities to include; outreach post

office at the village hall and Hammonds award winning butchers, who have taken pride of place for many years attracting customers far and wide. The Poet (Michelin Star) restaurant and The Star family public house are all within walking distance. There are fabulous country walks across orchards and open farmland.



DESCRIPTION

Offered for sale is a well-located smallholding comprising a 3-bed detached house, delightfully positioned at the end of a private lane with a detached garage with implemented planning consent to provide ancillary accommodation and further workshop/garage and grassland and orchards extending in all to some 6.47 acres (2.61 hectares).

Orchard View is an attractive well maintained Potton Home tucked away, yet within walking distance, of the sought after village of Matfield. The property looks out over mature well-stocked gardens which wrap around the property and sit adjacent to established orchards to the south. The property is subject to an Agricultural Occupancy Condition (AOC) following the granting of planning permission Tunbridge Wells Borough Council Ref TW/93/0461. A copy of the consent is available on request.

Built in 1994, it comprises of a central entrance hall giving access to the study and sitting room to one side and dining room and kitchen to the other. The sitting room is light and airy with a large open fireplace and bi fold doors leading out to the garden. A cloakroom and utility room complete the ground floor. Stairs from the central entrance hall lead to the first floor bedrooms with one ensuite and a family bathroom. Throughout the property are double glazed sealed unit windows and quality fixtures and fittings.

Externally the property sits within a generous sized garden in a private position, with a lawned area leading onto a productive vegetable garden and poly tunnel screened from the house by mature hedging.

GARAGE

Adjacent to Orchard View is a substantial detached brick-built garage block with planning permission for residential conversion (Tunbridge Wells Borough Council Ref 21/01198) providing useful ancillary accommodation which has now been implemented. Data pack containing approved plans is available on request.

ORCHARDS

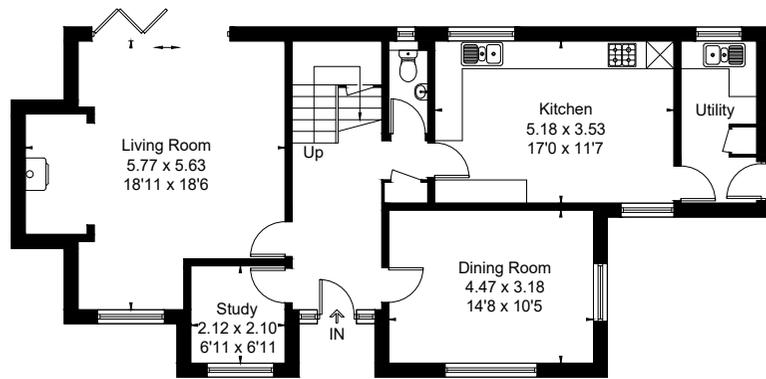
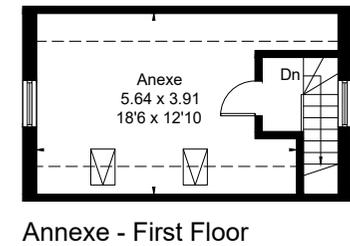
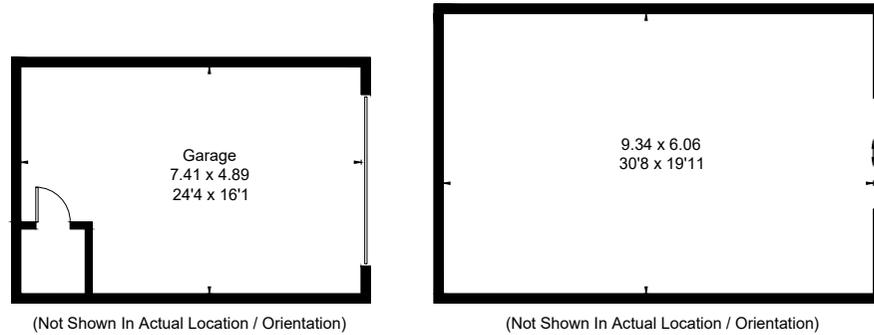
The orchards extend to some 6 acres. The land is subject to a long-term Farm Business Tenancy agreement until 31st October 2036 with a current rent payable of £636 per annum, with next review in 2030. Further information is available on request.



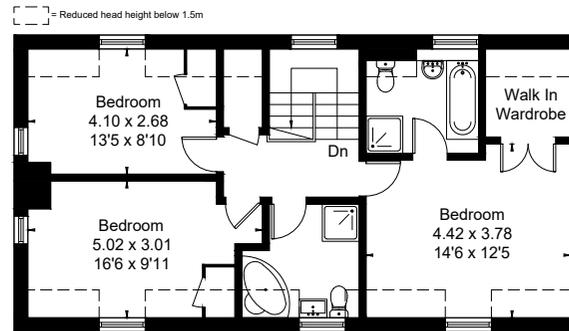


FLOOR PLANS

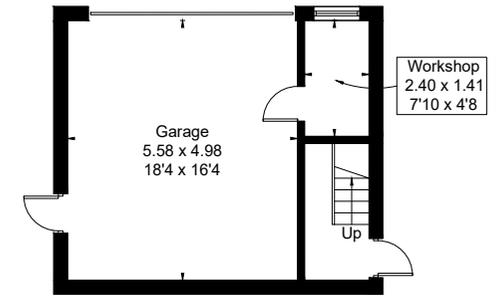
Approximate Floor Area = 156.8 sq m / 1688 sq ft
 Annexe = 29.8 sq m / 321 sq ft
 Outbuildings = 124.8 sq m / 1343 sq ft
 Total = 311.4 sq m / 3352 sq ft
 (Including Garage)



Ground Floor



First Floor



Annexe - Ground Floor
 (Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #91684





VIEWING: Strictly by appointment only with the selling agent's Paddock Wood office on 01892 832 325, option 3. Contact Antonia Mattinson or Alan Mummery for further information.

WHAT3WORDS: Using the free What3Words app, the entrance to Friars Lane which leads to Orchard View can be found at /// grabs.situates.overnight.

SERVICES: Mains electricity, water, drainage and oil fired central heating.

LOCAL AUTHORITY: Tunbridge Wells Borough Council, Town Hall Building, Mount Pleasant Rd, Royal Tunbridge Wells TN1 1RS. 01892 526121 tunbridgewells.gov.uk

TENURE: Freehold with Vacant Possession subject to remaining term of Farm Business Tenancy

METHOD OF SALE: The property is offered for sale by Private Treaty. The agent may set a deadline for Best & Final Offers in the event that significant interest is received.

EPC: D

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY: The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light and support, drainage, water and electricity supplies, other rights and obligations, easements and quasi easements and restrictive

covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars, or not.

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS:

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

SITE PLAN

FOR ILLUSTRATION PURPOSE ONLY





OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYPHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



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