



Lambert & Foster



BRENCHELY ROAD

MATFIELD

A rare opportunity to purchase this splendid unlisted late Georgian four-bedroom attached family home steeped in local history, located in arguably one of the most sought-after villages in Kent. Still maintaining much of the character of its origins, the property benefits from four bedrooms, a kitchen/breakfast room, sitting room, dining room, reception hallway, boot room, downstairs shower room, family bathroom and both a large cellar and loft space ready to convert STPP. There is a private driveway for at least six cars, and a fantastic mature well stocked garden with plenty of trees and shrubs to provide seclusion and privacy, extending to about a quarter of an acre. Nestled between the villages of Brenchley and Matfield offering local amenities that include an award-winning Butchers, local Post Office, great schools and Paddock Wood mainline station offering links into London in under an hour. Wider shopping can be found approximately 6 miles distant in the sought after Spa town of Royal Tunbridge Wells.

Guide Price £895,000

FREEHOLD





JUGLANS HOUSE

BRENCHLEY ROAD | MATFIELD | TN12 7DT

- Late Georgian home full of charm and character providing four double bedrooms
- Private driveway with parking for at least 6 cars
- Building of local historical significance
- Large cellar and loft space ideal for conversion STPP
- Generous plot size 0.25 acres
- Beautifully landscaped mature gardens

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///logbook.collision.lunging

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Private cesspit. **Heating:** Oil fired central heating services connected but not tested.

BROADBAND: Standard, Superfast and Ultrafast available

MOBILE COVERAGE: Good in-home and outdoor
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band F. **EPC:** E (42)

COVENANTS: None known

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Very low. **Surface Water:** Very low. **Reservoirs:** Unlikely. **Groundwater:** Unlikely.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof.

The Estate Agents Act 1979:

The seller of this property is related to an employee of Lambert & Foster.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

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. 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.

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MONEY LAUNDERING REGULATION: 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.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

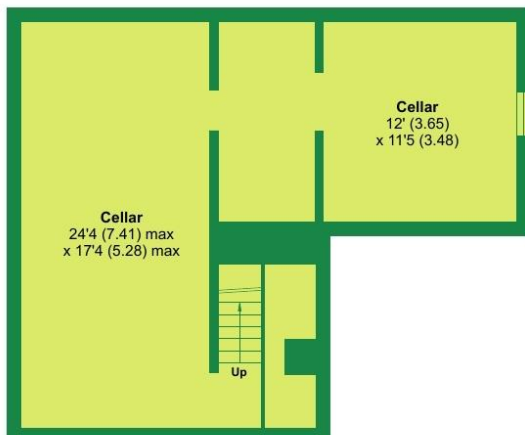
Juglans House, Brenchley Road, Matfield, Tonbridge, TN12 7DT

Approximate Area = 2314 sq ft / 214.9 sq m

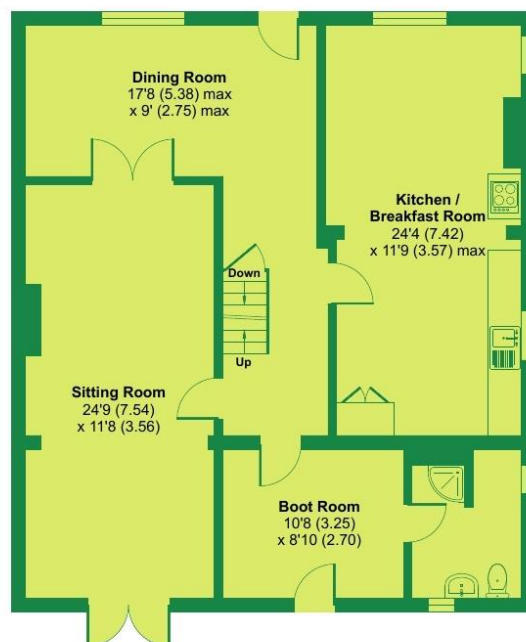
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1319010

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