



Lambert & Foster



FIVE WENTS VILLAS

CRITTENDEN ROAD | MATFIELD | KENT | TN12 7EG

Dating back to the early 1900s, this charming former farm worker's cottage is a delightful two/ three-bedroom semi-detached home combining period character with versatile living.

The accommodation comprises a sitting room/bedroom, separate kitchen, dining room opening into a bright conservatory, and a downstairs bathroom. The first floor offers two bedrooms, with the master bedroom benefiting from an en-suite, while a loft conversion on the second floor provides useful additional space. Outside, the property enjoys attractive front and rear gardens, together with a studio, garage and off-road parking for multiple vehicles to the rear. Situated in the sought-after village of Matfield, the property offers a peaceful semi-rural setting with easy access to Paddock Wood station, providing London services in under an hour, and convenient road links to Tunbridge Wells, Tonbridge and the A21.

Guide Price £550,000 - £575,000

FREEHOLD





1 FIVE WENTS VILLAS

CRITTENDEN ROAD, MATFIELD, KENT, TN12 7EG

- Characterful period home combining original charm with modern practicality
- Two/three-bedroom semi-detached home with a loft conversion
- Bright and flexible living space, ideal for modern family life
- Attractive front and rear gardens
- Studio, garage and off-road parking to the rear for multiple vehicles
- Situated in the sought-after village of Matfield, with excellent access to Paddock Wood, Tunbridge Wells, Tonbridge and the A21

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///redefined.cookie.lanes

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Oil

BROADBAND: Standard and Superfast available

MOBILE COVERAGE: Good Outdoor

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Tunbridge Wells Borough Council

COUNCIL TAX: Band D **EPC:** F (35)

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 tiled roof



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.

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

1 Five Wents Villas, Crittenden Road, Matfield, Tonbridge, TN12 7EG



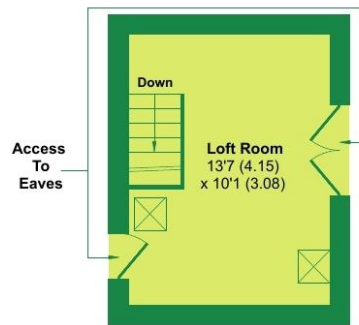
Approximate Area = 1131 sq ft / 105 sq m

Garage = 169 sq ft / 15.7 sq m

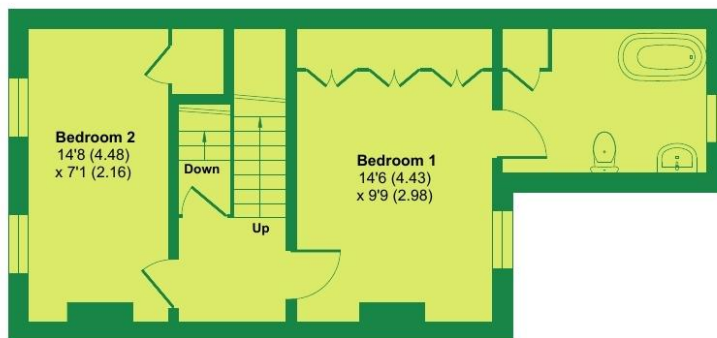
Outbuilding = 187 sq ft / 17.3 sq m

Total = 1487 sq ft / 138 sq m

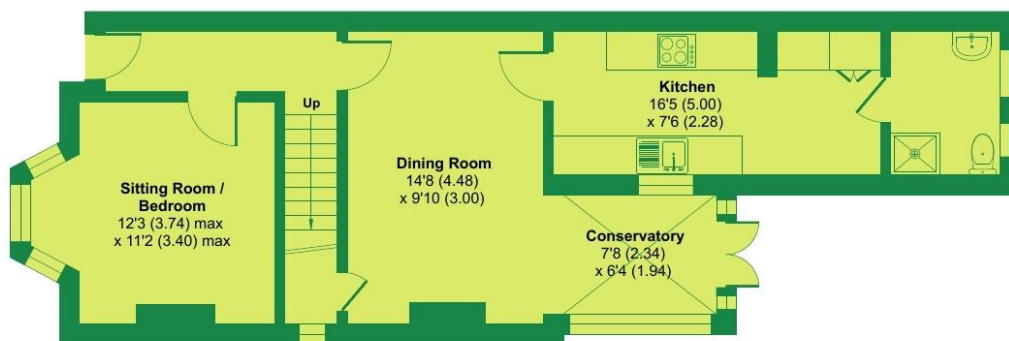
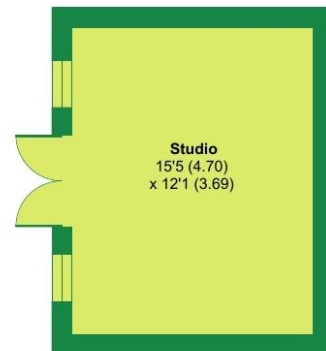
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lambert and Foster Ltd. REF: 1492323

OFFICES LOCATED AT:

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Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone Street,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
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