



Hollytree House Hastings Road, Matfield – TN12 7HF
Tonbridge

Guide Price **£1,100,000**

bracketts
est. 1828



Offered for sale is this unique opportunity to purchase a 1930s detached family home situated within a commutable distance to Central London by both road & rail. Hollytrees is a detached dwelling with equestrian facilities including paddocks, stables and barns totalling approx. 4.3 acres (TBV) with 6ft chain link & weatherboard fencing boundaries. Situated centrally to the towns of Paddock Wood & Tunbridge Wells both approx. 4.5miles in distance where there is an abundance of shopping and leisure facilities and mainline stations servicing London.

A detached three storey dwelling of brick and render construction under brick tile roof. With triple glazed windows to the front, internally accommodation comprises entrance hall, fitted kitchen LPG hob installed, sitting room, dining room, two conservatories' and a downstairs cloakroom WC. To the first floor there is a family bathroom, three bedrooms with the master boasting a balcony with views across the land. To the second floor there is a further bedroom.

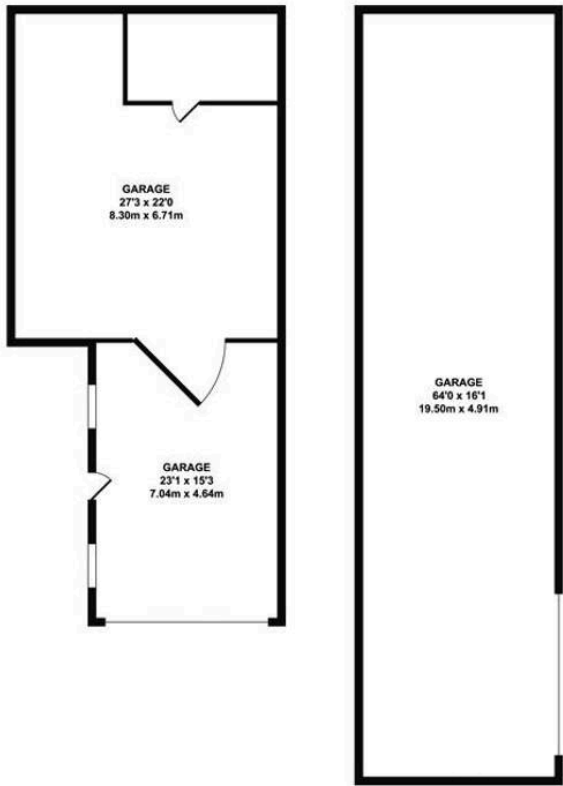
Externally there is a good size front & rear gardens laid to lawn and enclosed. There is a private gated block paved driveway to the front of the house accessed from the A21 allowing ample for several cars. Furthermore, there is a second private gated driveway accessed to the rear of the property via Beech Lane.

In the grounds there is a single car garage, stables x4, small enclosed grass area, the main paddock, large barn and tack room. Set in a mature setting and enclosed by hedges and woodland the land extends to about 4 acres in all (TBV)

Council Tax band: F

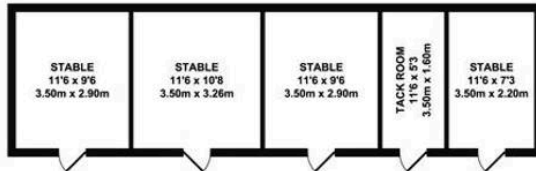
Tenure: Freehold





GARAGE
APPROX. FLOOR AREA
956 SQ.FT.
(88.82 SQ.M.)

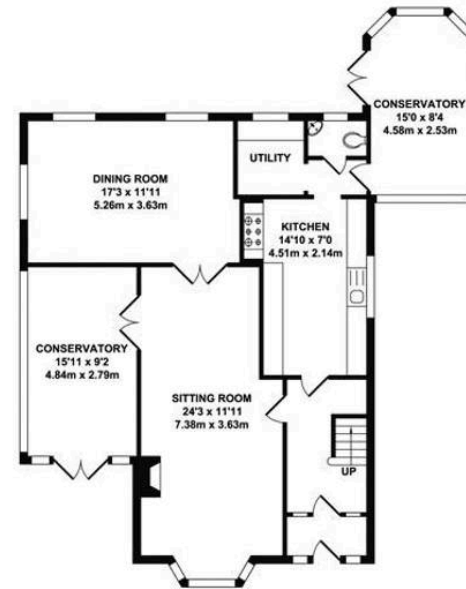
GARAGE
APPROX. FLOOR AREA
1031 SQ.FT.
(95.74 SQ.M.)



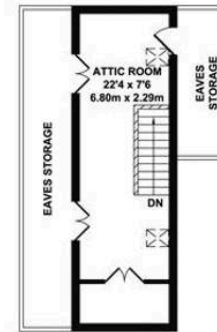
STABLE
APPROX. FLOOR AREA
500 SQ.FT.
(46.41 SQ.M.)



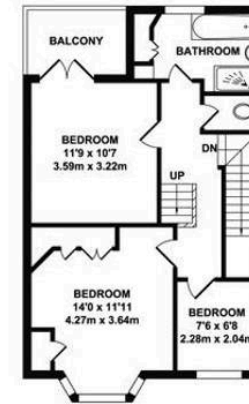
OPEN GARAGE
19'5 x 16'5
5.91m x 5.00m



GROUND FLOOR
APPROX. FLOOR AREA
1090 SQ.FT.
(101.28 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
195 SQ.FT.
(18.13 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
527 SQ.FT.
(48.97 SQ.M.)

TOTAL APPROX. FLOOR AREA 4617 SQ.FT. (428.90 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.