



Thorn Barn,
Maidstone Road, Matfield, TN12 7JH

SUMNER PRIDHAM

A magnificent and beautifully presented detached barn with separate garage/annex conveniently located in the centre of the picturesque Matfield village (2.3 miles to mainline station) features include a wonderful double height galleried hall, beautifully presented rooms throughout with exposed timbers recently further upgraded with quality fitted carpets, refitted kitchen, all in an attractive and well-maintained setting.

Double height Entrance Hall with Galleried Landing, Cloakroom, Sitting Room, Sitting Room, Kitchen/Dining Room, Study, Principal Bedroom with Dressing Room and Ensuite Bathroom, 4 further Bedrooms 1 with Ensuite, Family Bathroom, Attic Storeroom, Double Glazed Windows, LPG Gas Fired Central Heating, Detached Double Garage with Annex/Office above including Kitchenette and Shower Room, Garden.

Guide price £1,350,000 Freehold

Thorn Barn

House - Gross Internal Area : 235.4 sq.m (2533 sq.ft.)
Garage & Annexe - Gross Internal Area : 55.3 sq.m (595 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	52 E	
21-38	F		
1-20	G		



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Property Description

- ◆ Magnificent and beautifully presented detached 18th Century Barn providing spacious and adaptable family accommodation with superb period features.
- ◆ Breath-taking double height reception hall with galleried landing, period features include beautiful, exposed timbers complimented with immaculate decorations and recently fitted quality carpets.
- ◆ Impressive front door leads to the double height reception hall which includes a galleried landing, superb wall and ceiling exposed timbers, understairs and cloaks cupboard, cloakroom with low level WC, pedestal washbasin and window.
- ◆ Stunning sitting room enjoys dual aspect with double doors out to an entertaining terrace promoting in and out living during the season.
- ◆ The sitting room has been fitted with a fully compliant Chesney wood burning stove and with attractive display cabinets and fitted cupboards.
- ◆ Further internal double doors lead to the family room which features a built-in illuminated cocktail dresser and attractive exposed timbers.
- ◆ The recently installed fully integrated kitchen includes quartz worksurfaces and a 3 person breakfast bar, appliances include Neff Microwave Oven, Dishwasher and induction hob, AEG washing machine, plumbed in Samsung Fridge Freezer.
- ◆ Excellent storage includes a comprehensive range of cupboards, pantry cupboard and houses newly installed Worcester LPG boiler and circuit breaker, the room is finished with attractive Amtico Herringbone flooring and there are French doors leading out to the terrace.
- ◆ Office includes purpose built work desk, storage cupboards and display shelving.
- ◆ Ground floor bedroom suite with window overlooking the garden, built in storage cupboard and ensuite bathroom.



- ◆ The ground floor bedroom ensuite bathroom and adjacent office could provide an ideal annex if required.
- ◆ Staircase leads to the vaulted galleried landing, the entire first floor has been fitted with quality fitted carpets complementing the exposed timbers, the galleried landing is a wonderful feature of the property and provides an extra seating area with views down to the large hall.
- ◆ There is also access to all the bedrooms plus an airing cupboard and a useful loft storage room and bathroom.
- ◆ The principal bedroom features a vaulted ceiling and beautiful exposed timbers and a luxuriously appointed ensuite bathroom and dressing room.

Outside

- ◆ One of the features of Thorn Barn is its delightful setting in a mature garden concealed behind a tall brick wall with a pair of attractive timber gates leading to two areas of multiple secure parking either side of a
- ◆ **Detached Garage:** with a pair of timber doors to the front leading giving access to a 2 car garage, power and light connected.
- ◆ External staircase leads to an annex above comprising a sitting dining area with electric heating and kitchenette, fitted wardrobe cupboard, ensuite shower room with shower cubicle, low level WC and washbasin, with a variety of possible uses as an office, teenage annex or Airbnb.
- ◆ From here an attractive brick path leads you into the delightful mature garden with lawns either side, well-stocked borders, mature flowering shrubs and trees and to Thom Barn itself where the area in front has been landscaped and designated as an entertaining area with a number of terraces for sitting and alfresco dining/BBQ area together with recently installed timber clad hot tub, access to the side of the property leads to the front to walk into the village.

Location

- ◆ Thorn Barn sits in the heart of the picturesque Matfield Village within the high weald area of natural beauty.
- ◆ Matfield boasts a beautiful village green framed by period properties, butchers/green grocers, village hall and 2 pubs which include "The Poet" for fine dining.
- ◆ Nearby Brenchley offers a good range of local shops for everyday needs and Waitrose is approximately 2 miles distant.
- ◆ Mainline stations can be found at Paddock Wood 2.3 miles and there is a fast access to both Tunbridge Wells and Tonbridge.
- ◆ There are a number well regarded schools in the area both state and private.

Directions

- ◆ On entering Matfield village continue to the crossroads ("The Poet" on your left), turn right and then immediately left into a driveway and Thorn Barn will be found on the left hand side.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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