



A handsome listed house with a substantial converted barn

Holmbush, Brenchley Road, Matfield, Tonbridge, Kent TN12 7PP

Freehold





Main house

entrance hall • drawing room • dining room • sitting room
• kitchen • utility room • garden porch • shower room • 4
bedrooms • dressing room • bath/shower room • cellar

Linked barn

vaulted family/games room • office • gym • jacuzzi bath
• bedroom

brick garden store • established gardens • driveway
parking • about 1.2 acres in total

Description

Holmbush is an intriguing Grade II listed character home set within extensive gardens with a southerly aspect and a lovely outlook over countryside beyond.

The origins of the main house date back to the 18th/19th century, typified by the tile hung façade, pretty lattice porch with octagonal posts, timber lintel-sash windows and pretty fireplaces.

Internally, the property is well presented with a lovely outlook to all sides, lots of natural light and many character features.

The country-style kitchen opens through to the dining room with a huge brick inglenook fireplace creating family space, whilst the drawing room is more formal.

The delightful Victorian sitting room links directly through to an impressive converted barn featuring a huge vaulted principal room which takes you even further back in time to the 16th century.

This versatile space now provides substantial additional accommodation, including a fifth bedroom, office and gym which could be adapted to suit individual requirements.

A major feature is the established garden which was part of the National Gardens Scheme for many years and wraps around the house to provide a good level of privacy to all sides. The manicured lawns are fringed by deep borders filled with a plethora of interesting specimen trees and shrubs with rose covered arbours adding structure and a wild flower meadow lies to the rear boundary.

The property is approached via a gravel driveway to the front, with ample parking and turning space.



Situation

Holmbush enjoys an attractive semi-rural position just 0.4 miles by foot from Matfield with its iconic village green and characterful pubs, whilst Brenchley is 0.9 miles.

Paddock Wood mainline station is within easy reach (2.4 miles) with fast and frequent commuter services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street.

Paddock Wood, Tonbridge (6.7 miles) and Tunbridge Wells (6 miles) all offer a more comprehensive range of shopping and leisure facilities.

State and private schools

Village primary schools in Brenchley and Horsmonden, grammar schools in Tonbridge, Tunbridge Wells and Cranbrook, Maskalls Academy in Paddock Wood, Tonbridge and Sevenoaks public schools, Kent College, Pembury. Preparatory schools at Somerhill and Hilden Grange (Tonbridge), Marlborough House and St Ronan's (Hawkhurst) and Dulwich Prep (Cranbrook).

Communications

The M25 is accessed via the recently upgraded A21 to the north, linking to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel/ports.

Directions

TN12 7PP

Services

Mains electricity, water and drainage.

Outgoings

Tunbridge Wells Borough Council: 01892 526121.
Tax Band G.

Viewing

Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





Holmbush, Matfield

Gross internal area (approx) 224.3 sq m/2414 sq ft

Barn 117.3 sq m/1262 sq ft

Outbuildings 24.5 sq m/264 sq ft

Cellar 30.6 sq m/329 sq ft

Total 396.6 sq m/4269 sq ft



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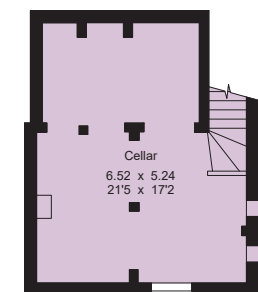
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Cellar



Outbuilding

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