

# CRITTENDEN HOUSE

MATFIELD • KENT



savills



# An outstanding family house with secondary accommodation, garaging and recreation barn set in beautiful gardens and grounds of about 3.6 acres

Crittenden House, Crittenden Road, Matfield, Tonbridge, Kent TN12 7EN



entrance hall • 3 reception rooms • study area  
• kitchen/breakfast room • utility room • larder  
• cloakroom • garden room • 5 double bedrooms • 2nd floor sitting room/occasional bedroom • 3 bath/shower rooms (2 en suite) • store room

## The Barn

games room • mezzanine level • garden stores

## The Annexe

sitting room • double bedroom • shower room

## Garaging

detached high specification triple garage  
• attached single garage

swimming pool • 2 ponds • mature formal and park-like gardens • about 3.6 acres in total

Planning permission is in place [TW/02/00302/FUL] (extant) to add a three storey extension on the east side of the house and a single storey extension to the north. This provides for the addition of a 6th double bedroom with en suite shower room, a further en suite bathroom to one of the second floor bedrooms (bringing the total number of bathrooms to 5). The kitchen would also be enlarged to incorporate the larder cupboard, utility room and adjoining outhouse plus a slight extension to the side. The existing garden room would be extended and a new conservatory would be added to the side of the kitchen. It was also intended that a cellar would be created with access from the garden room.

## Description

An exceptional Grade II listed early seventeenth century farmhouse, updated and presented in excellent order with surprisingly light and spacious accommodation and generally good ceiling heights for a house of this age.

The house retains many original features including mellow timbers and beams, drop latch oak doors, leaded light oak framed windows, wooden floorboards including some lovely wide oak boards on the first and second floors, a number of fine old fireplaces including inglenooks in the sitting room and dining room.

The modern farmhouse kitchen with part vaulted ceiling and slate flooring comprises: oak fronted hand-made Shaker style units with granite worktops by Bespoke of Goudhurst, twin butler style sink, an electric Aga, Bosch dishwasher and combination microwave oven. There is space for a fridge freezer and adjoining the kitchen is a walk in pantry with marble cold shelf and a utility room with butler sink and space and plumbing for a washing machine.

The house sits back from the road, behind electric telephone entry gates, within a plot of about 3.6 acres with southerly views over the gardens and neighbouring field.

The gardens are a notable feature of the property, created by the reputable fruit grower Ben Tompsett who bought the house and the surrounding farmland in the 1950s. Tompsett established a garden which produces an array of colour and contrast all year round and it was open to the public under the National Gardens Scheme for a time.

The plot is well-screened with mature trees including English Oaks. There are two large ponds, a splendid selection of large shrubs and many mature specimen trees, flowers and herbaceous plants. There is a particularly attractive parterre rose garden adjacent to the house with Yorkstone pathways and terraces and a further parterre garden (former kitchen garden) to the side of the barn. Two large ponds attract wildlife and provide conditions for some unusual plantings around their perimeter.





The fully renovated detached barn offers a great space for entertaining, recreation or even office use. Double doors open out to the gardens and the front pond. To the rear is a mezzanine level overlooking the open plan room below, which has Oak floorboards, beamed vaulted ceiling and power and lighting connected. The barn is partially clad by a fine old wisteria and a fruit-producing grape vine.

To the north of the house, situated across a Yorkstone courtyard, is a detached building comprising a single garage with workshop to the rear and a well-appointed annexe, providing ideal secondary accommodation for guests or teenagers.

There is a further detached triple bay garage located at the head of the driveway, which is heated, has remotely operated electric doors and a boarded loft space with pull-down ladder.

The outdoor heated swimming pool has its own balustraded dining terrace and a pool hut/changing room. There are two working wells at the property.

### Situation

Crittenden House is located down a country lane, about a mile from the popular village of Matfield with its picturesque village green, shop and various public houses.

Paddock Wood (2.7 miles), Tunbridge Wells (5.8 miles) and Tonbridge (5.4 miles) offer more comprehensive amenities.

**Schools:** There are many highly regarded schools in the area both state and private, including primary schools in Brenchley, Horsmonden and Pembury, grammar schools in Tonbridge and Tunbridge Wells, Tonbridge and Sevenoaks public schools, Benenden School, Sutton Valence School and Kent College,

Pembury. Preparatory Schools include; Somerhill, Holmewood House, Hilden Grange, Marlborough House and Dulwich Prep.

**Mainline rail services:** Paddock Wood (about 3 miles), Tonbridge (about 5.5 miles), both with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street.

**Communications:** The M25 can be accessed via the A21 (3.7 miles), linking to other motorway networks, Gatwick and Heathrow Airports and Channel Tunnel/ports.

### Directions

From Tunbridge Wells head east on the A264, Pembury Road. Continue over the A21 flyover and traffic lights at Pembury onto the A228 towards Paddock Wood. After about 3.5 miles you will see 'reduce speed now' signs for a staggered crossroads junction. At these crossroads turn right onto Crittenden Road in the direction of Matfield. The driveway to Crittenden House is about half a mile down Crittenden Road on the left-hand side.

### Services

Oil-fired central heating, mains electricity and water, private 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.







**Crittenden House, Matfield**  
**Gross internal area (approx)** 362.9 sq m/3906 sq ft  
**Annexe** 43.2 sq m/465 sq ft  
**Garage** 30.0 sq m/322 sq ft  
**Garage** 66.4 sq m/714 sq ft  
**Barn** 84.1 sq m/905 sq ft  
**Total** 586.6 sq m/6312 sq ft

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