



A sizeable, well-presented, detached family home

Ormonde, Maidstone Road, Matfield, Kent, TN12 7JG

Freehold





Detached family home • four bedrooms • two bathrooms  
• kitchen/breakfast room • sitting room • drawing room  
• conservatory • integral double garage • driveway parking.

#### About the property

Ormonde is a deceptively substantial, detached family home that offers a spacious and flexible layout that can be arranged to suit individual needs.

The very generous ground floor offers reception space that can be configured to suit individual needs. Currently Ormonde is arranged to provide a large, more informal sitting room/games room to the front of the house. There is an impressive drawing room to the rear, with striking feature fireplace and ample room for a more formal dining area, the drawing room overlooks and opens onto the terraces and gardens beyond via sliding doors and the adjoining conservatory.

The stylish and modern kitchen/breakfast room also opens directly onto a brick-paved terrace and the garden beyond and is ideal for more informal entertaining; the wall and floor mounted units and worktops provide both good storage and preparation space, together with range of integrated appliances.

The first floor is home to a spacious landing leading to the principal bedroom with bank of fitted wardrobes and well-appointed ensuite. The second bedroom houses a sink and shower cubicle, with two further bedrooms and a separate family bathroom.

#### Outside

The house benefits from a generous and established garden which is ideal for outdoor entertaining and child's play.

Ormonde is approached via a driveway (a small section of which is shared at the roadside with the neighbouring property) providing parking for a number of vehicles in addition to the integral double garaging.

#### Services:

Mains Electricity, water and drainage. Private LPG tank gas supply.

#### Local Information:

Ormonde sits on the edge of the popular and pretty village of Matfield, with its traditional village green, butcher, and public houses and is under 1.5 miles to Brenchley, with a butcher, post office, doctors' surgery and dispensary, along with a fine church, primary school, The Little Bull Café & Bar and a village club.

The town of Paddock Wood and mainline station is roughly 2 miles away, with good range of shopping facilities including a Waitrose supermarket, doctors surgery, bank, Costa Coffee, butcher, Greggs, Barsley's Department Store, Putlands Sports and Leisure Centre and primary school. Tunbridge Wells (6.1 miles) and Tonbridge (6.4 miles) provide further comprehensive range of shopping and leisure facilities.







#### State and private schools:

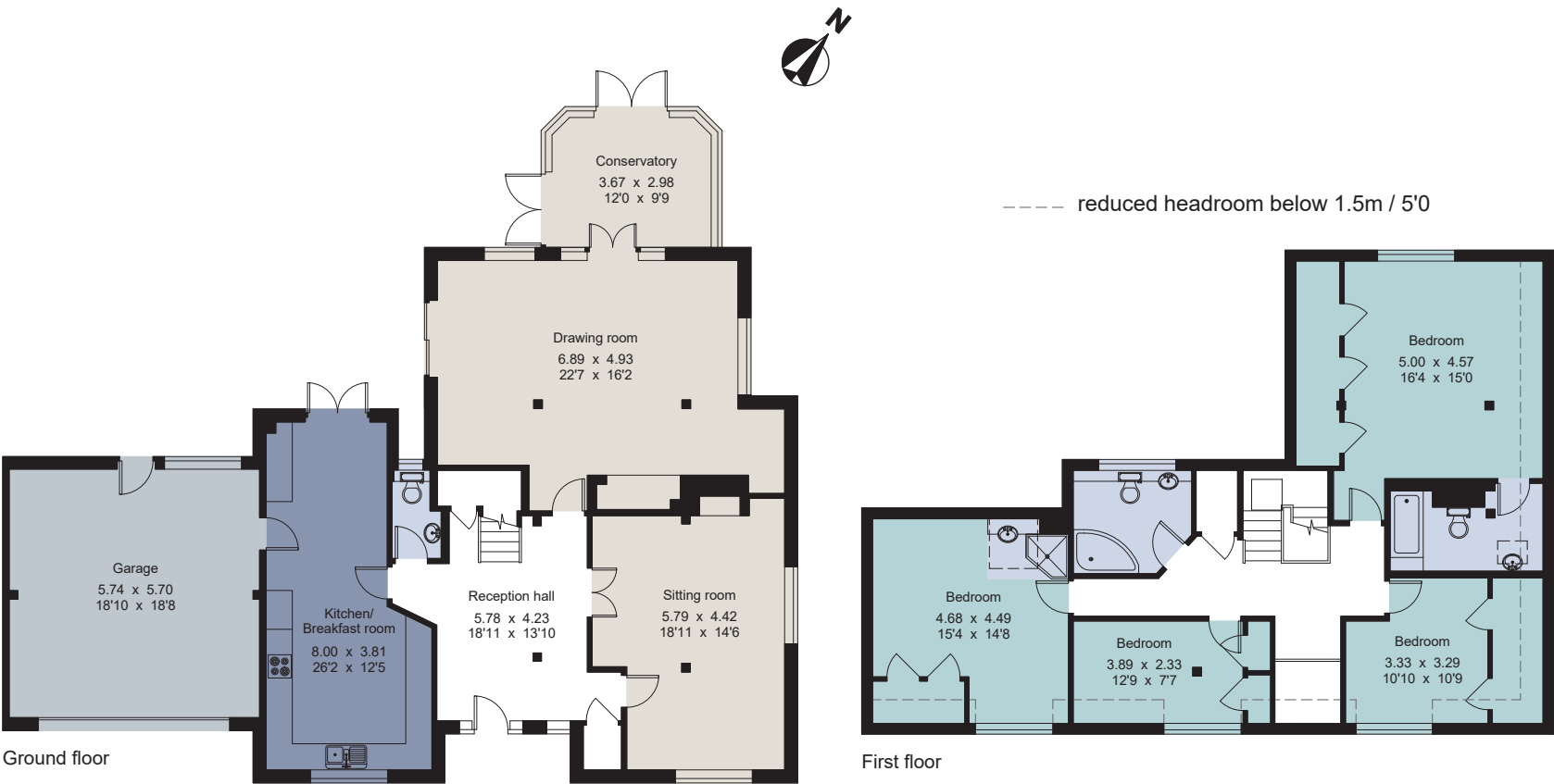
Primary schools in Five Oak Green, Brenchley and Horsmonden, grammar schools in Tonbridge, Tunbridge Wells and Cranbrook, Mascalls Academy in Paddock Wood, Tonbridge and Sevenoaks public schools, Kent College, Pembury, Bethany School, Goudhurst. Preparatory and schools at Somerhill and Hilden Grange (Tonbridge), Marlborough House and St Ronan's (Hawkhurst) and Dulwich Prep (Cranbrook).

**Mainline rail:** Paddock Wood (2.1 miles) with fast and frequent commuter services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street. Tonbridge station is a good alternative, just 6.5 miles.

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



**Ormonde, Matfield**  
**Gross internal area (approx)** 240.4 sq m/2588 sq ft  
**Garage** 32.9 sq m/354 sq ft  
**Total** 273.3 sq m/2942 sq ft



For identification only. Not to scale. ©

For identification only - Not to scale  
© Trueplan (UK) Limited

Score	Energy Rating	Current	Potential
92 +	A		
81 - 91	B		
69 - 80	C		69   C
55 - 68	D		
39 - 54	E		
21 - 38	F	36   F	
1 - 20	G		

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by Trueplan (UK) Ltd