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6 Whitethorn Cottage

Brenchley Road, Matfield, Tonbridge, TN12 7PR

Kings Estates are proud to present this deceptively spacious two-bedroom semi-detached Grade II listed cottage, beautifully positioned within the sought-after Wealden village of Matfield. Rich in period character and set within approximately 0.2 acres, the property offers a wonderful opportunity to create a truly individual country home, complemented by a generous south-facing garden, off-road parking, detached garage and the significant advantage of no onward chain.

Tenure: Freehold

Council Tax Band: E

- Charming Grade II Listed Semi-Detached Cottage
- Approximately 0.2 Acre South-Facing Plot
- Two Generous Bedrooms
- Impressive Inglenook Fireplace And Period Features
- Extensive Recent Structural And Roof Improvements
- Delightful Cottage Garden And Expansive Grounds
- Detached Brick-Built Garage And Off-Road Parking
- Traditional Kitchen With Rayburn AGA
- Sought-After Matfield Village Location
- No Onward Chain





The cottage retains a wealth of character, with exposed beams and original wooden floors bringing warmth and authenticity to the interior. The welcoming sitting room is centred around an impressive inglenook fireplace, creating a wonderfully inviting setting for quieter evenings at home. A cosy dining and lobby area offers further versatile living space, while the kitchen features a range of wall units and a traditional Rayburn AGA, with access through to the pretty cottage garden. Beyond, the sunroom enjoys a delightful double aspect, providing a peaceful spot from which to look out across the garden.

Upstairs, the principal bedroom is particularly impressive with dual-aspect windows and beautiful original wooden flooring creating a room full of charm and individuality. The second bedroom is also generously proportioned and benefits from its own vaulted ceiling. Completing the first floor is a dual-aspect bathroom with a freestanding bath and separate corner shower.

The property has benefited from an extensive programme of improvement and repair works, thoughtfully undertaken with its period character in mind. Works to the roof have included new battens, membrane and lead flashings, with the tiles removed and reinstated and damaged tiles replaced. Structural repairs have strengthened the beams and roof structure, with new insulation installed above the bedroom beams and exterior brickwork repointed in traditional lime mortar. Timbers have also been professionally treated for long term protection and longevity.

Further improvements include a new consumer unit, electric heater in the sitting room, external sensor lighting, and new bedroom lighting. Plaster repairs have been completed where required, while the sitting room has benefited from new carpeting and block flooring. The bathroom has been updated and the kitchen freshly painted, providing a refreshed foundation for a future owner to add their own style.

Attention has also been given to the exterior of the cottage. Windows and external doors have been repainted, while the front and conservatory doors have been repaired to ensure they open and lock correctly. Drainage has been installed to the front of the property, paving has been repaired and repointed, and additional slabs have been laid alongside the front wall.

Outside is where this special home truly comes into its own. A driveway provides off-road parking and is accompanied by an attractive planted bed, while the detached brick-built garage and wooden sheds provide useful storage. The garage doors have been wood stained and the sheds freshly painted as part of the recent improvements.

To the rear, the south-facing grounds unfold through a delightful cottage garden before opening into a substantial further area, offering a wonderful sense of space and privacy. A timber pergola has been rebuilt, overlooking the pond, while growing areas, greenhouses, sheds and gravel pathways add to the garden's established charm. New gravel and woodchip have also been introduced to the rear garden. For keen gardeners, those seeking space to entertain, or simply anyone who appreciates a peaceful outdoor setting, the grounds offer enormous appeal.

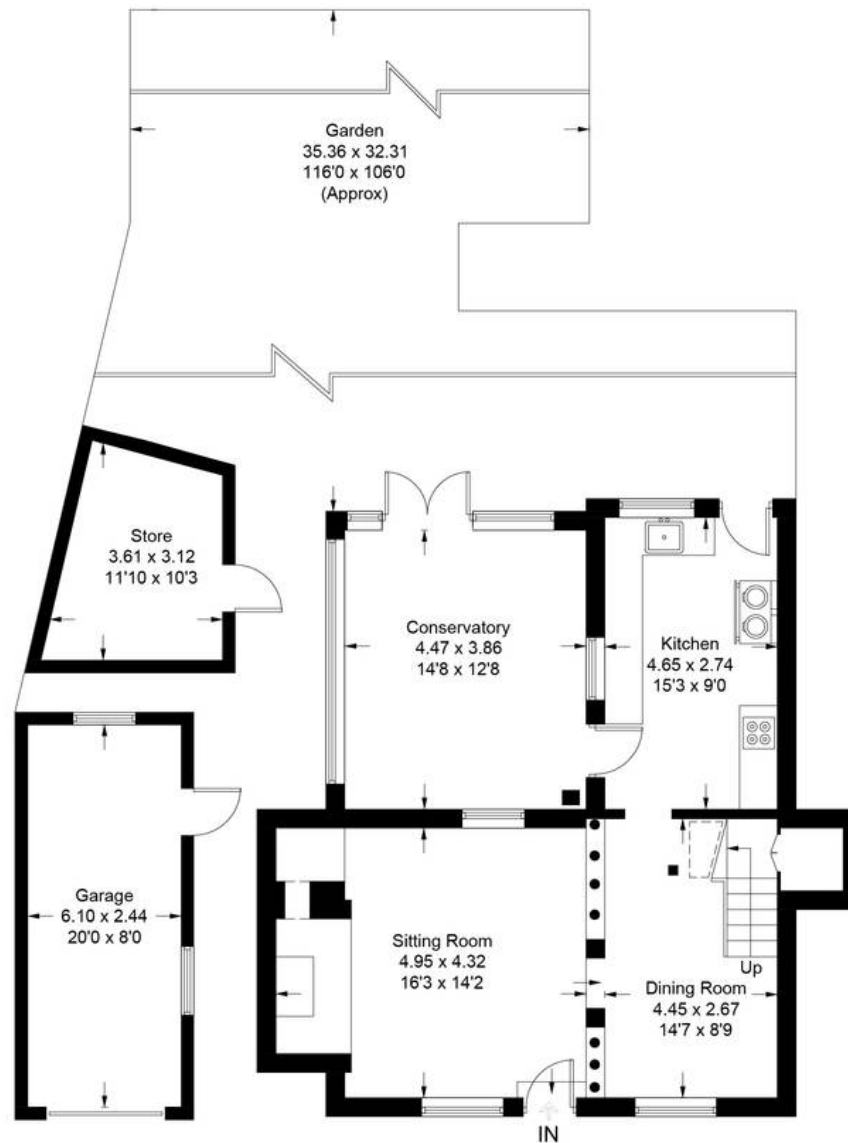
Agents Note: Japanese knotweed has been identified within the rear garden. A specialist 10-year treatment and monitoring programme commenced in August 2026 with Japanese Knotweed Ltd, a Property Care Association member, and has been paid for in full. The plan includes a transferable company guarantee and an insurance-backed guarantee. The specialist survey recorded no visible material damage to the property, outbuildings, walls, drains, services, patios, paths or driveway. Full management plan, site plan and guarantee documentation are available upon request.

Matfield itself is a picturesque village within the High Weald National Landscape, centred around its quintessential village green and duck pond. Local amenities include a post office, butcher and greengrocer, village hall and two pubs, including the acclaimed The Poet, with further everyday amenities available in nearby Brenchley.

The surrounding countryside offers an abundance of walking and outdoor pursuits, while families are well served by a choice of state and independent schooling in the wider area. Paddock Wood mainline station is approximately 2.5 miles away, providing frequent commuter services towards London, while Tunbridge Wells and Tonbridge offer further rail connections. The A21 also provides convenient access towards the M25 and wider motorway network.

Offered freehold and with no onward chain, this is a rare opportunity to acquire a characterful Grade II listed cottage with substantial grounds, important recent improvements and the potential to create a beautiful long-term home in one of the area's most desirable

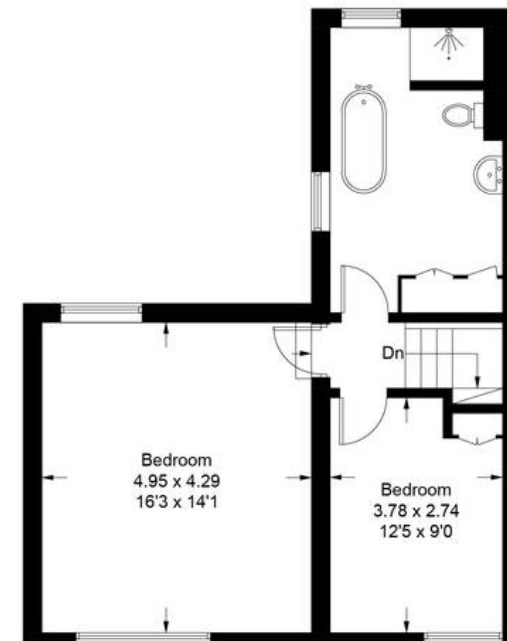




Ground Floor

Approximate Gross Internal Area = 117.8 sq m / 1268 sq ft
 Outbuildings = 23.7 sq m / 255 sq ft
 Total = 141.5 sq m / 1523 sq ft

 = Reduced headroom below 1.5m / 5'0



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1080668)

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