

CHURCHILL
COUNTRY & EQUESTRIAN



KIPPINGS CROSS OAST
MATFIELD, KENT

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HASTINGS ROAD, MATFIELD, TONBRIDGE, KENT, TN12 7HB

A beautifully presented 5 bedroom Oast House together with a 2,195 sq.ft detached barn with lapsed planning permission to convert and fabulous equestrian facilities. In all, the land extends to c. 4.2 acres.

Kippings Cross Oast is situated in a convenient and highly accessible location with access onto the A21 and easy access to Tunbridge Wells, Tonbridge and Paddock Wood. Matfield, situated approximately 2.5 miles away, is a pretty village with a village shop, pub, village hall and village green. There is a train station at Tunbridge Wells which offers a comprehensive commuter service to London in an hour. There are a range of well-regarded schools in the area including Brenchley Primary School, Tunbridge Wells Grammar School and Kent College.



The Property

GROUND FLOOR

- ~ Entrance Hall
- ~ Living Room with woodburning stove
- ~ Snug
- ~ Kitchen with Aga
- ~ Utility room / WC

FIRST FLOOR

- ~ Master bedroom with en-suite
- ~ Four further double bedrooms, one with a shower room
- ~ Family bathroom

SECOND FLOOR

- ~ Study / Dressing room

GARDENS & GROUNDS

- ~ Double electric gates
- ~ Vast area of parking for cars, horseboxes & trailers and separate access to the equestrian facilities
- ~ Garden, predominately laid to lawn, with a paved terrace and a summer house

OUTBUILDINGS

- ~ 2,195 sq. ft detached barn with lapsed planning permission to convert into ancillary accommodation
- ~ Swimming pool (in need of repair)

EQUESTRIAN FACILITIES

- ~ American style barn, 8 stables, tack room, kitchen, wash down bay and solarium
- ~ Further block of 5 stables
- ~ 60m x 30m sandschool with a wax surface
- ~ 5 bay Claydon horsewalker
- ~ Post and rail paddocks, in all c. 4.2 acres
- ~ Planning permission granted in November 2019 for a further 11 stables





A spacious entrance hall leads to 3 reception rooms; a snug, a dining room and the triple aspect living room. Both the snug and the dining room have doors out to the garden and are lovely and bright rooms. The living room also has doors out to the rear, a beautiful open fireplace with a woodburning stove and an abundance of character features. The kitchen / breakfast room has a lovely country feel with a range of cupboards, granite worktops and an Alpha range cooker. There is also a stable door out to the garden.

Upstairs the master bedroom is set into one roundel with fabulous far-reaching views over the neighbouring countryside and also benefits from an en-suite shower room. Within the second roundel is another double bedroom with stairs up to a dressing room / office area. There are three further double bedrooms, one of which has an en-suite shower room and there is also a separate large family bathroom.

Outside, there is a detached barn which extends to 2,195 sq. ft which has lapsed planning permission to convert into ancillary accommodation (14/504964/FULL). It is thought this could be re-instated to create a property which offers fabulous dual living. There is already water and electricity connected.

The garden is secluded, of a good size and mainly laid to lawn with a patio area and a summer house. Outside of the garden boundary there is a swimming pool which is in need of repair.

Accessed via a set of gates, the equestrian facilities are vast and well thought out. A beautifully designed American barn has 8 stables, all with rubber matting and automatic drinkers, a wash down bay / solarium, tack room and kitchenette. There are a further 5 timber stables, a newly erected hay / feed store, a 60m x 30m sandschool, a Claydon covered horsewalker and in all, c. 4.2 acres divided up into a number of well fenced paddocks. Planning permission has recently been granted for a further 11 stables (19/02279/FULL). There is also ample room for parking of horseboxes and trailers.

FURTHER INFORMATION

Local authority: Tunbridge Wells ~ 01892 526121 ~ www.tunbridgewells.gov.uk

Services: All mains services

Local authority: Tax Band: G

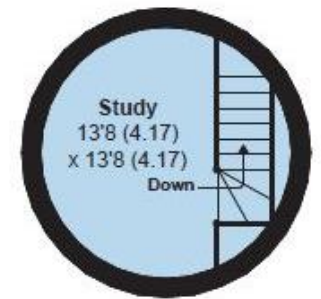
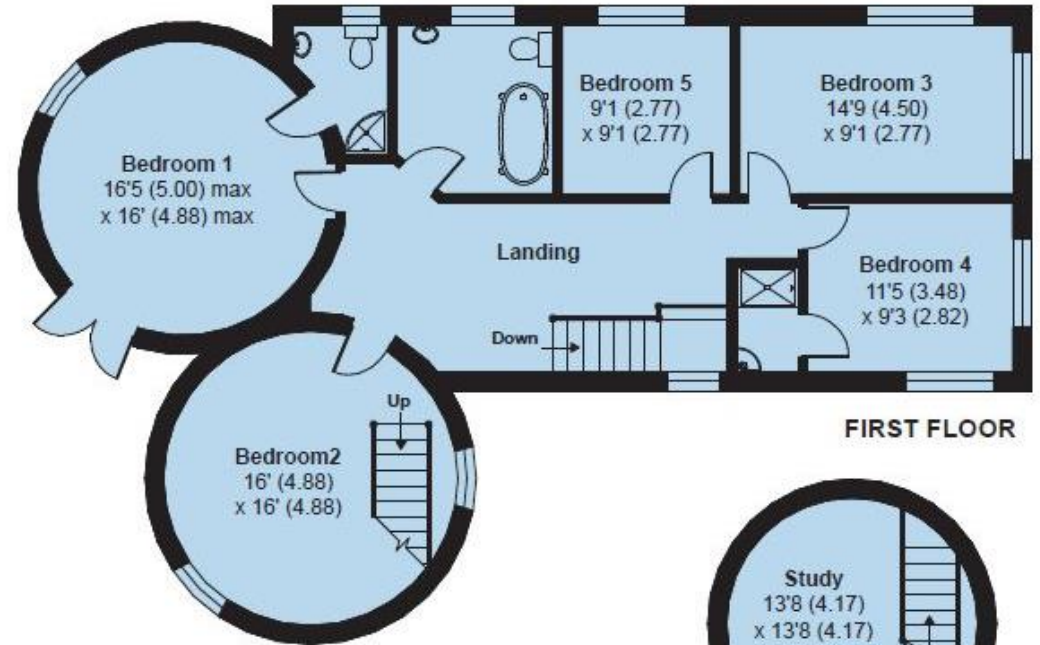
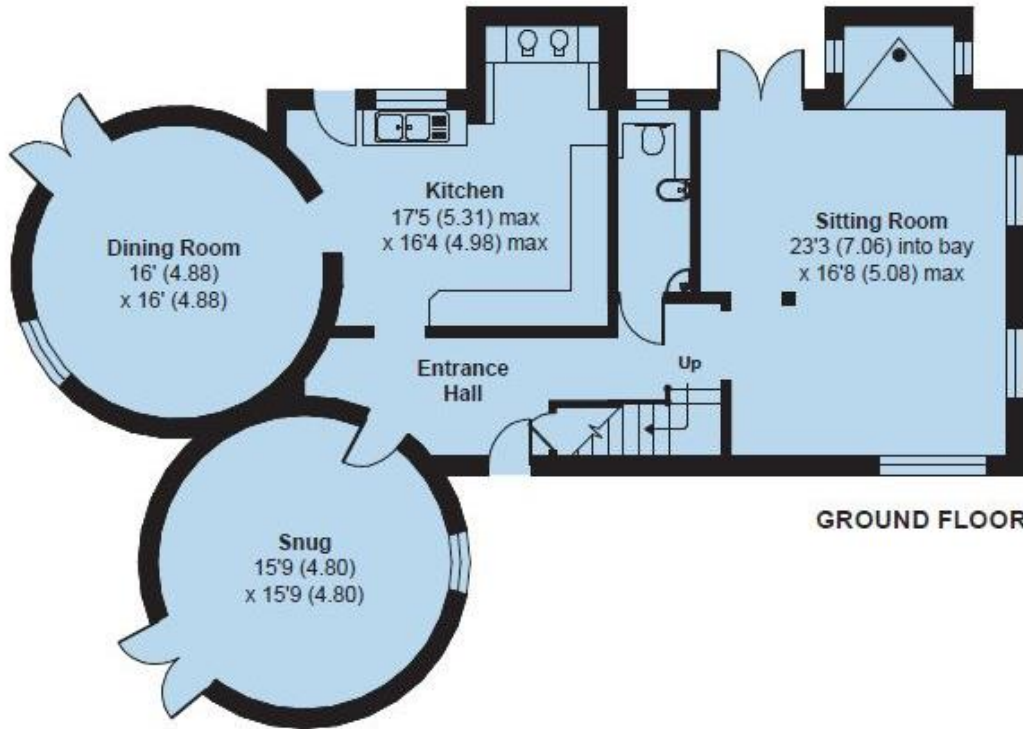
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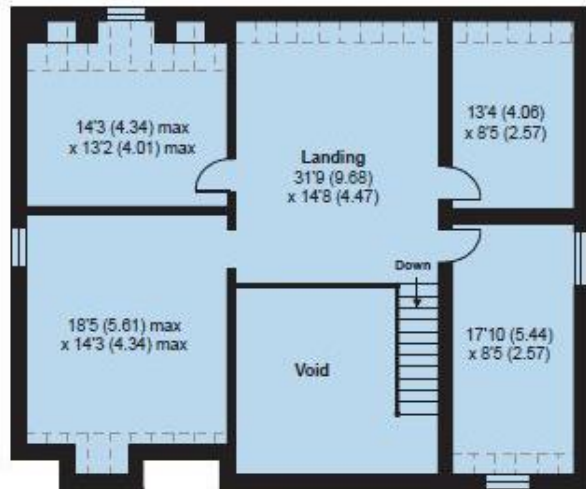
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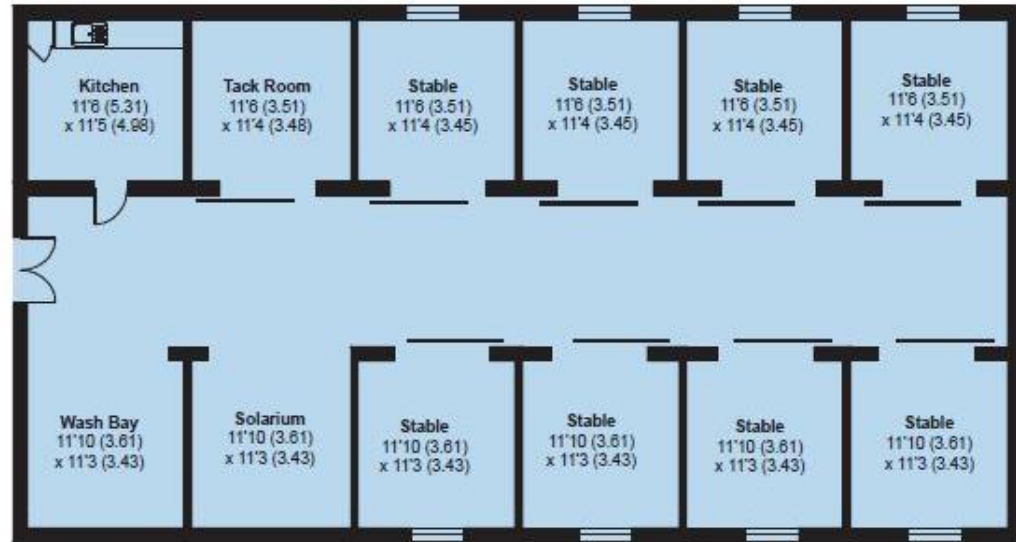


APPROX. GROSS INTERNAL FLOOR AREA 2416 SQ FT 224.4 SQ METRES

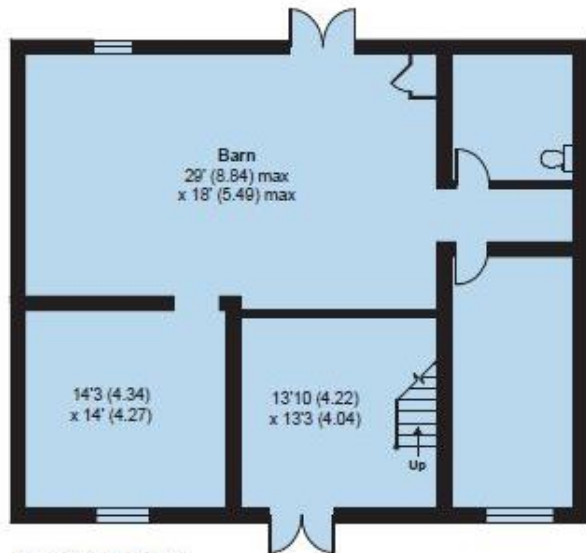




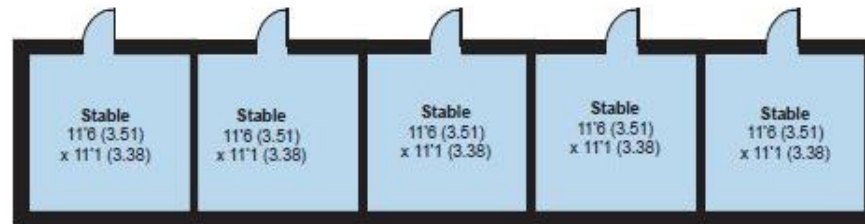
DETACHED BARN
FIRST FLOOR



AMERICAN
STYLE BARN



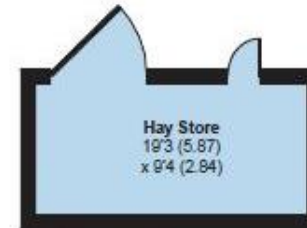
DETACHED BARN



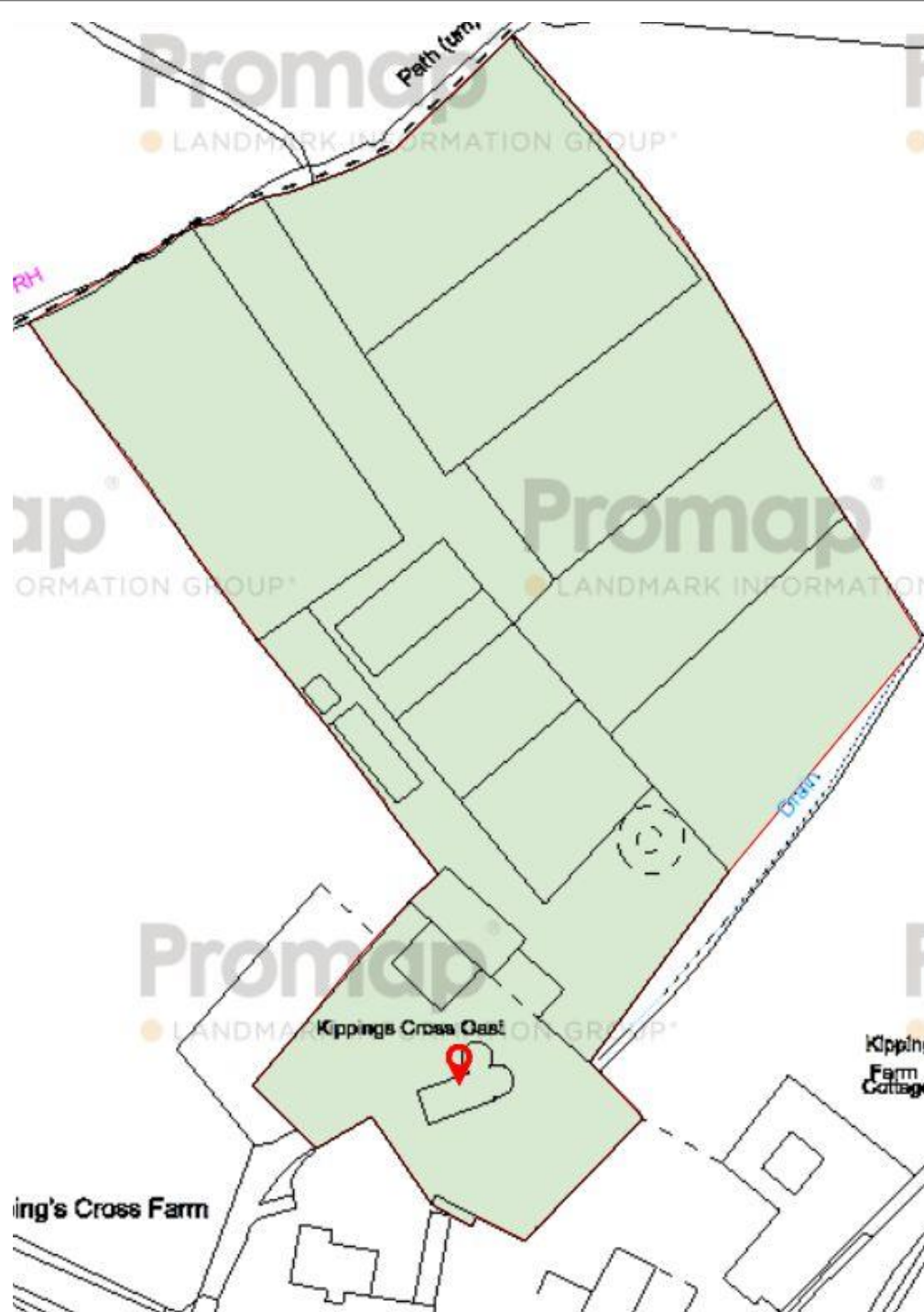
STABLE BLOCK



Denotes restricted
head height



OUTBUILDING



Viewing strictly by appointment through the Vendor's Sole Agents Telephone: 01403 700222 | Web: www.churchillcountry.com

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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.