

# STAPLEHURST

KENT



Church Hill  
High Street  
Staplehurst  
Kent TN12 0AU

Occupying a prominent elevated position within the town of Staplehurst this immaculately presented town house built circa 1725 has enjoyed a colourful history from a boarding school to a teasshop and the Post Office during the Second World War.

Outside the property comes into its own. There is a delightful walled garden laid predominantly to lawn with manicured flower and shrub beds, mature trees and a brick path leading to the detached double garage with studio above and off road parking.

- Grade II Listed Attached Town House
- Dual Aspect Panelled Drawing Room
- Sitting Room with Wood Burner
- Dining Hall with Fireplace
- Contemporary Kitchen Breakfast Room
- Utility Room and Office
- Master Bedroom with Ensuite Shower
- Four Further Double Bedrooms
- Delightful Mature Walled Gardens
- Double Garage and Off Road Parking
- Walking Distance to Main Line Station
- Cranbrook School Catchment Area

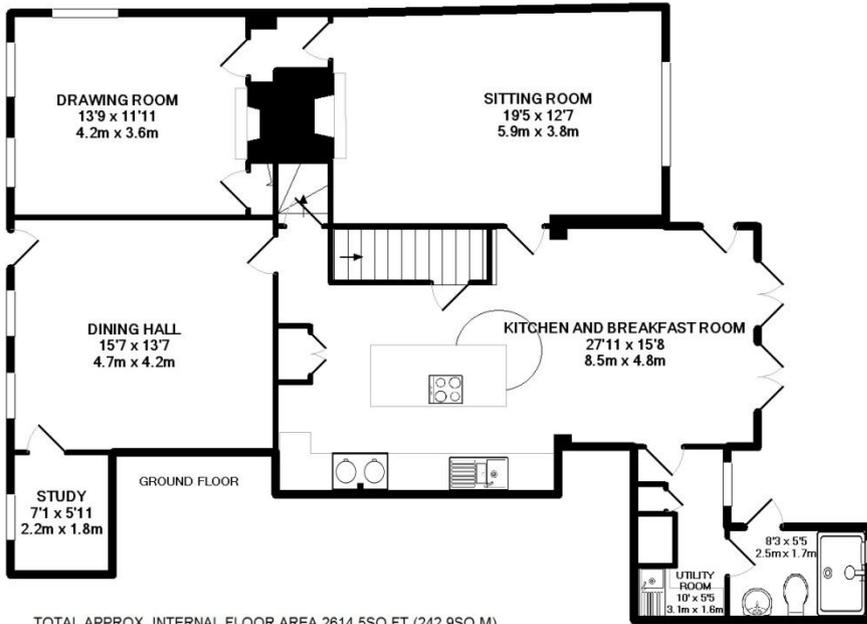
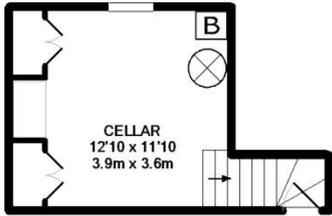






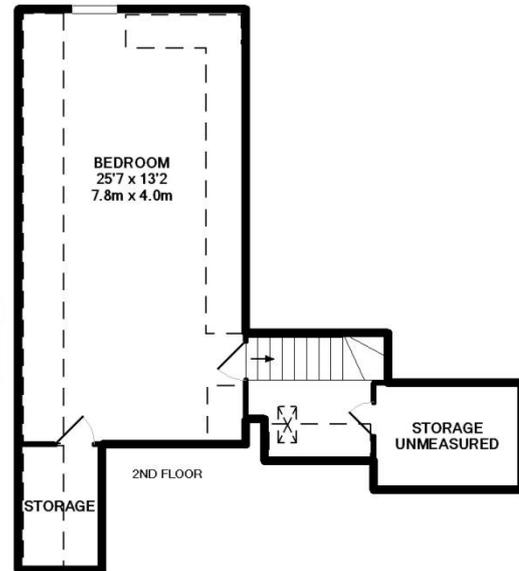
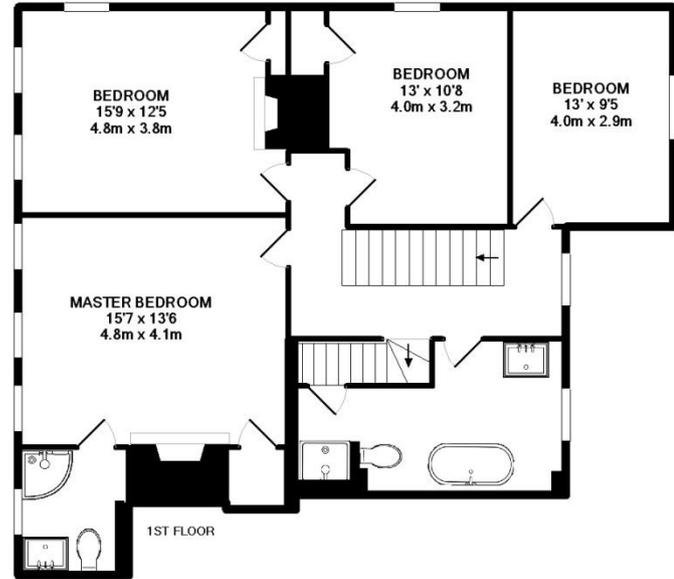
TEA ROOM





TOTAL APPROX. INTERNAL FLOOR AREA 2614.5SQ.FT (242.9SQ.M)  
(excluding storage areas)  
(not to scale - for layout purposes only)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### SERVICES

Mains water, gas, electricity and drainage.

EPC Rating: n/a

Maidstone Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

**H&H**  
HARPERS AND HURLINGHAM

The Corner House, Stone Street

Cranbrook, Kent TN17 3HE

**Tel:** 01580 715400

**Fax:** 01580 715122

**Email:** [enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)

**Web:** [www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)

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