

STAPLEHURST, KENT



STAPLEHURST, KENT TN12 0SX

Striking Detached Family Home

Sitting Room * Dining Room * Study
Kitchen/Breakfast Room * Utility Room * Cloakroom

Master Bedroom with Ensuite * Three Further Double Bedrooms, One Ensuite
Family Bathroom

Enclosed Garden * Detached Double Garage * Off Road Parking

Cranbrook School Catchment Area

Presented in immaculate order throughout, this comfortable family home, built in 2000, provides light, airy, well-proportioned accommodation and occupies a tucked away, yet convenient location within walking distance of the mainline station at Staplehurst.

The accommodation consists of an entrance hall, sitting room with fireplace, dining room with doors to the garden, study, kitchen/breakfast room, utility room and cloakroom on the ground floor.

On the first floor there is a master bedroom with vaulted ceiling and ensuite shower room, three further double bedrooms, one with ensuite shower room and a family bathroom.

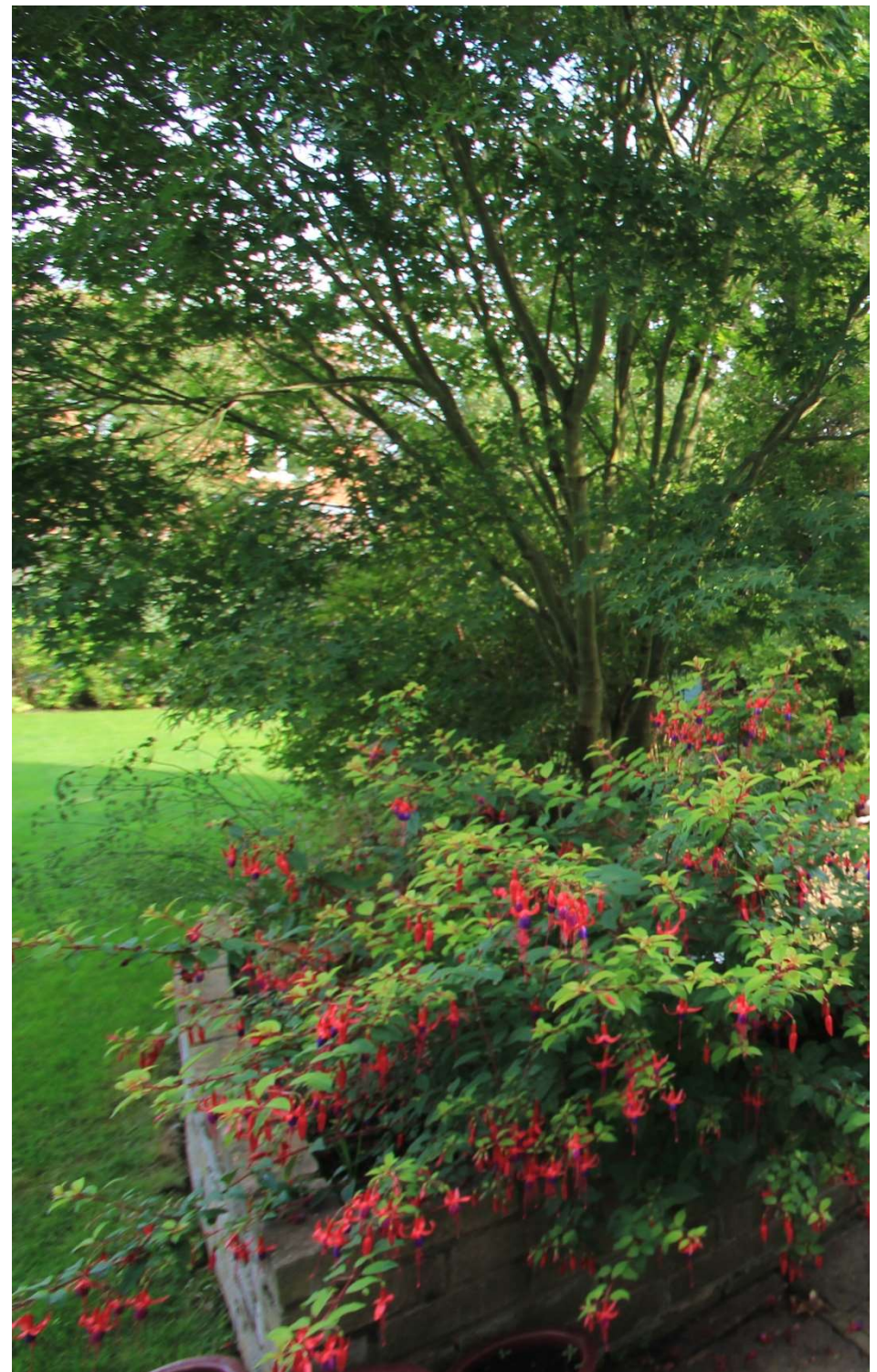
A path leads from the double garage and parking across the lawned front garden to the front door. A gate leads to the enclosed garden to the rear which is laid predominantly to lawn with mature well-stocked borders and trees and a paved terrace ideal for outside entertaining.

Harpers and Hurlingham

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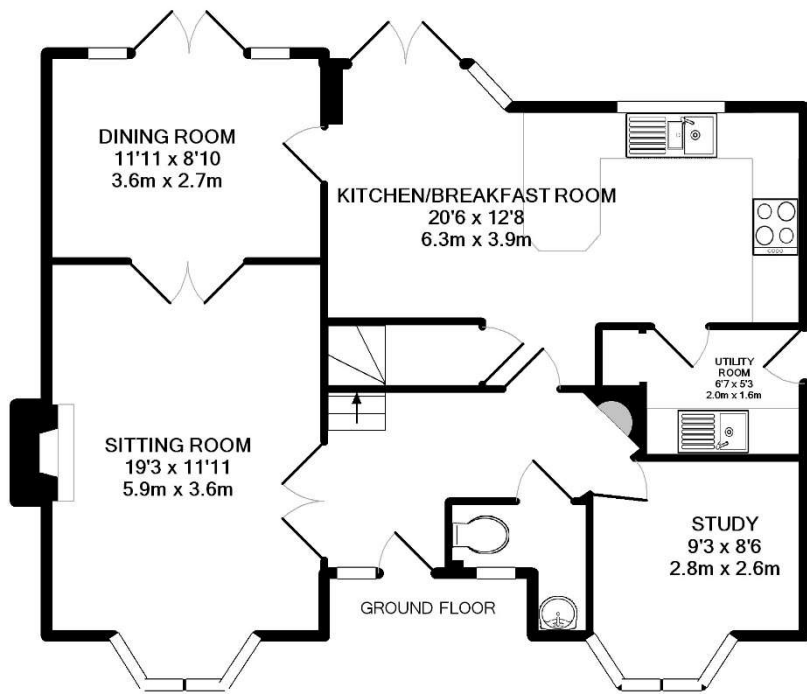


This attractive family home is situated within the Wealden village of Staplehurst with its excellent amenities including post office, supermarket and primary school.

This property is also situated within the Cranbrook School Catchment area. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

The mainline station is walking distance and provides commuter services to Charing Cross, London Bridge and Cannon Street (approx 55 minutes).



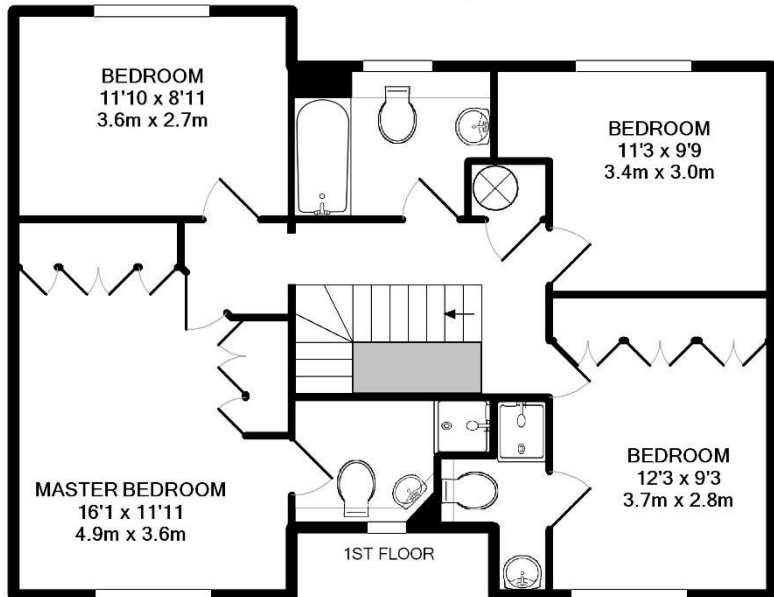


TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA 1428.4SQ.FT. (132.7SQ.M)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

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 electricity, gas, water and drainage.

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.

Energy Performance Certificate HM Government

7, Further Field, Staplehurst, TONBRIDGE, TN12 6SX
 Dwelling type: Detached house Reference number: 8968712142151070-1206
 Date of assessment: 05 September 2018 Type of assessment: RGSAP existing dwelling
 Date of certificate: 05 September 2018 Total floor area: 154 m²

Use this document for:
 * Compare current ratings of properties to see which properties are more energy efficient
 * Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years:		£ 3,285
Over 3 years you could save:		£ 588

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 268 over 3 years	£ 272 over 3 years	
Heating	£ 2,487 over 3 years	£ 2,198 over 3 years	You could save £ 588 over 3 years
Hot Water	£ 438 over 3 years	£ 225 over 3 years	
Totals	£ 3,285	£ 2,697	

These figures show how much the average household would spend in this property for heating, lighting and hot water and are not based on energy used by individual households. The exclusive energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Current	Potential
38	69

Top actions you can take to save money and make your home more efficient:

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 117
2 Low energy lighting for all fixed outlets	£52	£ 72
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 273

See page 3 for a full list of recommendations for this property.

For more information about the recommended measures and what you can do to save money, visit www.energy.gov.uk or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



