



'Our Focus Determines Your Reality'



Pristling Lane
Staplehurst
Kent
TN12 0HH



Entrance Hall * Sitting Room * Family Room * Kitchen/Breakfast Room
Utility Room * Family Bathroom * Garage/Gym

Master Bedroom Suite * Three Further Bedrooms (One Ensuite)

Grounds approximately 0.7Acres * Pond * Off Road Parking



STUNNING GRADE II LISTED BARN

Converted in the 1990s, this stunning Grade II List barn sits in attractive gardens in a rural yet not isolated country lane location on the outskirts of Staplehurst. A vaulted entrance hall, exposed beams and fireplace are just a few of the attractive features exhibited throughout the barn.

Entering via the vaulted entrance hall, the accommodation consists of a triple aspect sitting room with feature fireplace and log burning stove, a family room, kitchen/breakfast room, utility room, family bathroom and garage/gym on the ground floor.

On the first floor there is a master bedroom suite comprising a double bedroom, dressing room and bath and shower room, there are also two further bedrooms. A separate staircase leads to a double bedroom with ensuite shower room.

Outside, an electric gate opens onto an area of off road parking which adjoins the wrap around gardens. Brick raised flower beds boarder the garden which is laid predominantly to lawn. The garden to the rear is fenced and houses pond which attracts a variety of wild life. There is also a second drive providing additional off road parking.



STAPLEHURST AND MARDEN

Occupying a rural location within easy reach of the Wealden villages of Staplehurst and Marden both of which offer local everyday amenities including a variety of shops such as a Butchers, Post Office, take-away Restaurants, chemist and Medical Centre and Dentist.

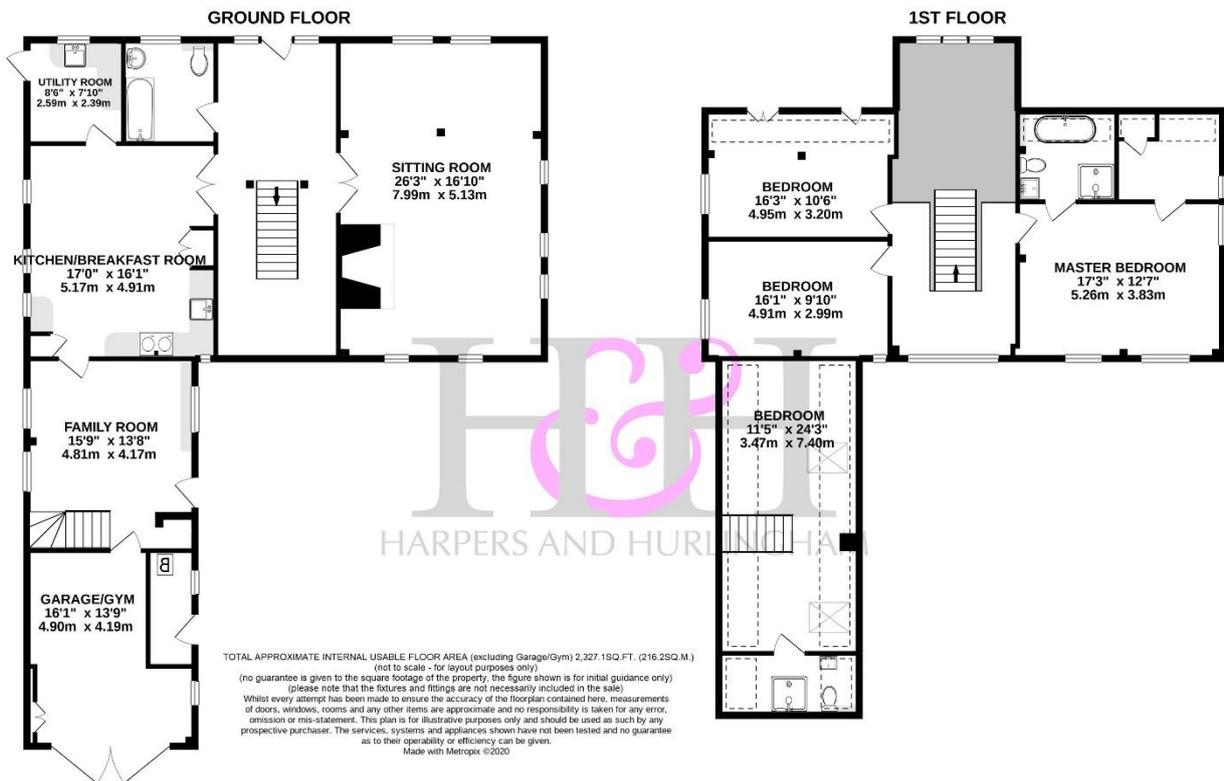
There are many social clubs in the local area for all ages including Children's Football Clubs, Brownies, a Youth Club, Keep Fit Club, Cycle Club, Tennis, Hockey, Cricket, Bowls and a Theatre Group to name just a few.

SCHOOLS AND CONNECTIONS

The 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.

For the Commuter, both Staplehurst and Marden provide a Main Line Railway Station into Central London.





SERVICES

Mains electricity and water. Oil fired central heating. Private Klargester drainage in the garden.

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.

Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com