



'Our Focus Determines Your Reality'



Couchman Green Lane
Staplehurst
Kent
TN12 0RT



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

Five Double Bedrooms (Two Sharing Jack 'n' Jill Bathroom
Playroom/Sixth Bedroom * Family Shower Room

Garden and Grounds Approximately 8.5 Acres including Orchard * Triple Garage
Stables * Log Store * Shed
River Frontage with Fishing Rights



STUNNING GRADE II LISTED MANOR HOUSE

The manor house is situated in a wonderful location that delivers both location and lifestyle. The house has a wealth of history, starting out as a medieval kitchen house to a manor house, and has had nine additions since the 13th century. This property offers excellent family accommodation with stunning beamed ceilings and walls. A number of the rooms are dual-aspect, letting in lots of light and benefiting from beautiful views. The sitting room, family room and dining room all enjoy open fireplaces.

A gated driveway meanders between fruit trees to a turning circle with ample parking and a triple oak-framed garage. The stunning gardens and grounds surround the property and include a secret garden, apple orchard, river frontage onto the River Beult, with fishing rights and a dedicated fishing peg. It is also a delightful canoe journey in both directions to various pubs!

Listed Building Consent exists for the demolition of the existing Victorian bay and its replacement with a new two storey extension creating a new kitchen (6m x 5m), dining room, two bedrooms with vaulted ceilings and a double height vaulted entrance hall.



STAPLEHURST

The Wealden village of Staplehurst offers excellent amenities including post office, supermarket, butcher, chemist, library, a number of eateries and a primary school.

SCHOOLS AND CONNECTIONS

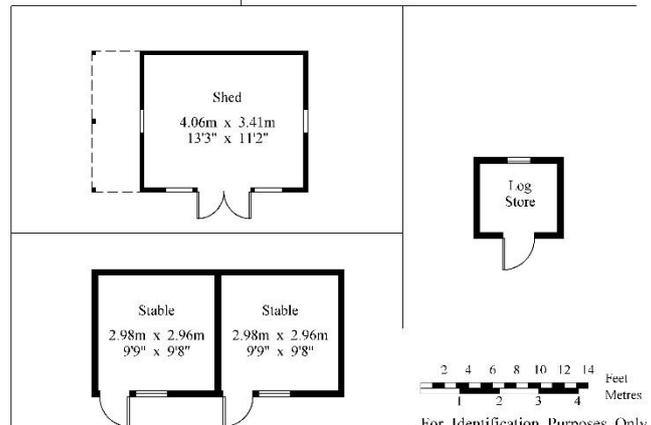
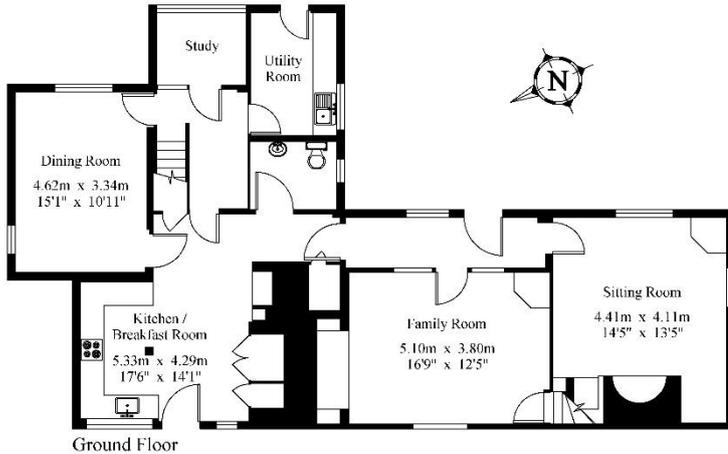
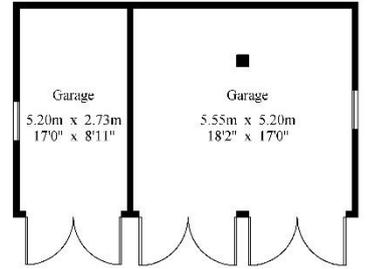
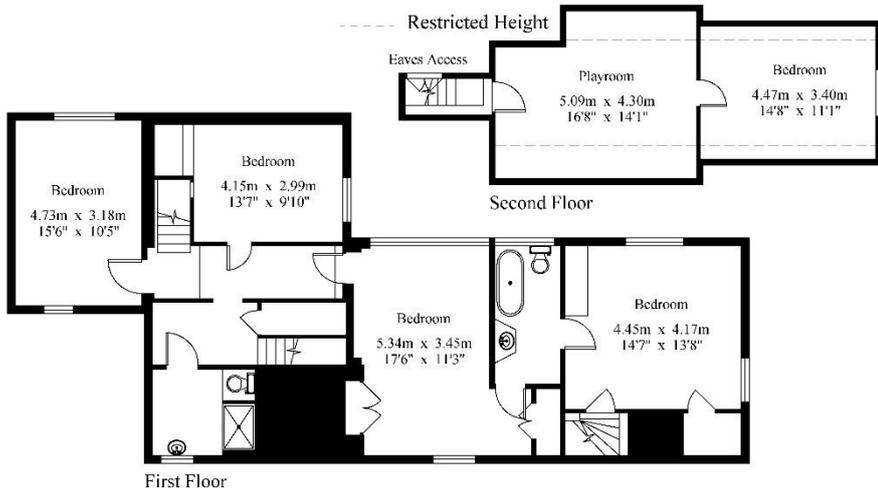
This is a perfect location for schools, in catchment for Cranbrook Grammar, with bus links to Maidstone Grammars and train links to Tonbridge Schools. In addition there are many excellent independent schools close by including Dulwich Preparatory, Marlborough House, St Ronan's and Sutton Valence Prep and Senior Schools.

This delightful home is also within easy walking distance (by footpath or road) to the mainline station with links to London and Ashford International. Road links are close by M20 (Ashford and Dover), M2 (Bluewater and A21 (Battle, Hastings, Rye and Tunbridge Wells)



Great Newstead Manor

House - Gross Internal Area : 268.2 sq.m (2886 sq.ft.)
 Garage - Gross Internal Area : 43.9 sq.m (472 sq.ft.)



Scale: 0 2 4 6 8 10 12 14 Feet / 1 2 3 4 Metres
 For Identification Purposes Only.
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SERVICES

Oil fired central heating. Private septic tank.
 Listed Building Consent - Ref: 15/508650/LBC
 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.

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