



'Our Focus Determines Your Reality'



Cranbrook Road
Staplehurst
Kent
TN12 0EP



Entrance Hall * Sitting Room * Kitchen/Dining Room * Garden Room
Cloakroom

Master Bedroom * Two Further Bedrooms
Family Bath and Shower Room

Attractive Garden * Off Road Parking



ATTRACTIVE ATTACHED FAMILY HOME

Presented in immaculate order throughout, this charming family home is conveniently located on the edge of the Wealden village of Staplehurst within easy reach of both Cranbrook School and the mainline station into London.

Presented in immaculate order throughout the property offers light filled accommodation with features such as wrought iron fireplaces. The accommodation consists of an entrance hall leading to a sitting room with a period fireplace, a kitchen/dining room with doors to the garden and a further period fireplace, a garden room with doors to the garden and a cloakroom on the ground floor. On the first floor, there is a master bedroom, two further bedrooms and a family bath and shower room.

Outside there is off road parking on the driveway for two cars. The garden to the rear is laid to lawn with an area of terrace, well-stocked, established flower and shrub beds and a garden store. The garden backs onto open farmland.



STAPLEHURST

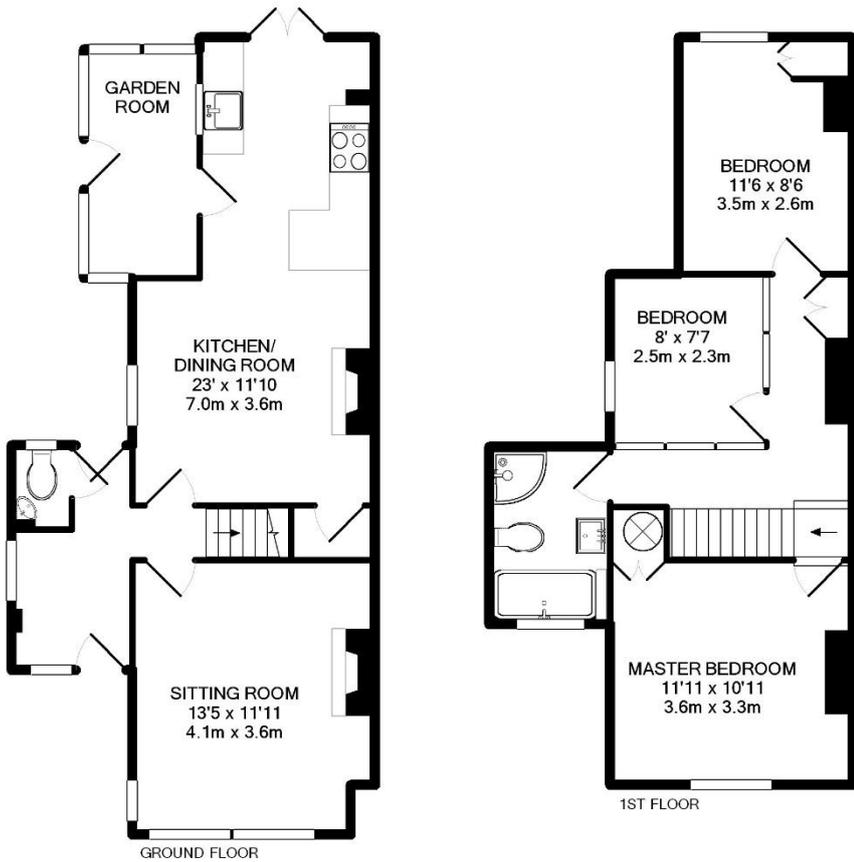
The house is situated in the Wealden village of Staplehurst with its excellent amenities including post office, supermarket and primary school.

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School and the village school, there are a number of excellent schools in the area which include Bethany, Benenden, Dulwich Preparatory, Marlborough House, St Ronans, Sutton Valence together with four Grammar Schools in Maidstone.

The mainline station is a short distance and provides commuter services to Charing Cross, London Bridge and Cannon Street (approx 55 minutes). Buses run from Staplehurst to Maidstone with one directly to the Invicta Girls Grammar.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 933.2SQ.FT. (86.7SQ.M)
 (not to scale - for layout purposes only)
 (no guarantee is given to the square footage of the property, the figure given is for initial guidance 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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Energy Performance Certificate HM Government

32, The Bartons, Staplehurst, TONBRIDGE, TN12 0EF
 Dwelling type: Detached house Reference number: 2998-3584-7382-4815-4564
 Date of assessment: 21 December 2016 Type of assessment: SAP, new dwelling
 Date of certificate: 21 December 2016 Total floor area: 140 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,659
Over 3 years you could save:	£ 153

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	
Heating	£ 1,089 over 3 years	£ 1,050 over 3 years	You could save £ 153 over 3 years
Hot Water	£ 348 over 3 years	£ 189 over 3 years	
Totals	£ 1,659	£ 1,506	

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

Energy Efficiency Rating

Current	Potential
D	C

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 60).
 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.

Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	4,000 - 6,000	£ 156

SERVICES

All main services connected. Gas fired central heating.

Maidstone Borough Council - Council Tax Band D

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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