



'Our Focus Determines Your Reality'



Maidstone Road
Staplehurst
Kent
TN12 0RE



Entrance Hall * Kitchen/Dining/Family Room * Utility Room
Cloakroom * Two Double Bedrooms, both Ensuite

Principal Bedroom with Ensuite * Two further Double Bedrooms
Family Bathroom

Grounds approx. 0.54 Acres * Garden Room * Studio
Swimming Pool * Hot Tub * Double Garage * Off Road Parking



LIGHT-FILLED CONTEMPORARY FAMILY HOME

Believed to date from the 1950s, and remodelled to provide a light-filled, contemporary family home, the deceptively spacious property is presented in immaculate order throughout.

The accommodation consists of an entrance hall, leading into a triple aspect open-plan kitchen/dining/family room with tri-fold doors to the terrace and a feature fireplace with a bio-fuel burner, a utility room with door to the garden, and a cloakroom providing living space on the ground floor. There are two double bedrooms, both with ensuite shower rooms, which could be used as an income source, as guest bedrooms.

On the first floor there is a principal bedroom with balcony, dressing area and ensuite shower room, two further double bedrooms, one with access to an expanse of eaves storage, and a family bathroom. The bathroom and the landing area benefit from light tunnels, filling the first floor with light.

Outside is equally deceptive; electric gates open onto a brick driveway providing substantial off-road parking and leads through further gates to a double garage. A paved terrace hosts a hot tub and leads to an Astro turf lawn, and an above ground swimming pool, heated with an air-source heat pump. The studio/home office is next to the pool. There are two further areas of lawn, one ideal for football, hockey, or tennis practice, and the second, with the garden room, is less cultivated, creating the feel of a retreat. The grounds are approximately 0.54 acres.



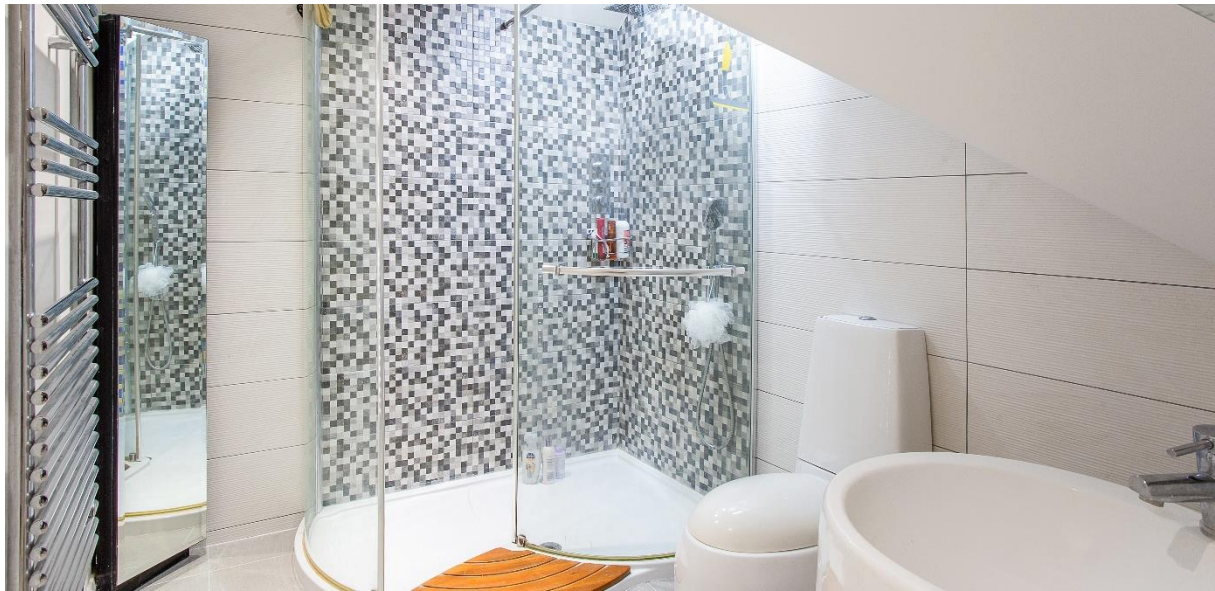
STAPLEHURST

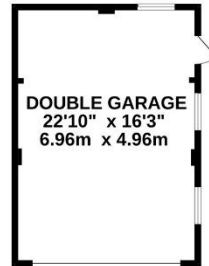
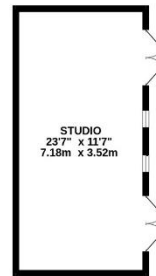
The Wealden village of Staplehurst offers excellent amenities including medical centre, post office, supermarket, butcher, chemist, library, a number of eateries and a primary school.

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 striking home is also within walking distance 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).





TOTAL APPROXIMATE INTERNAL FLOOR AREA - 2,582 80SQ.FT. (239.95SQ.M.) HOUSE
 371.57SQ.FT. (34.62SQ.M.) GARAGE
 272.00SQ.FT. (25.27SQ.M.) STUDIO
 227.44SQ.FT. (21.13SQ.M.) GARDEN ROOM
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance only)
 (not to scale - for layout purposes only)
 (please note that the fixtures and fittings are not necessarily included with the sale)
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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

All mains utilities connected. Gas fired central heating. Air source heat pump for the swimming pool.

Maidstone Borough Council - Council Tax Band G

EPC Rating: D – full details available on request.

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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