



‘Our Focus Determines Your Reality’



High Street
Staplehurst
Kent
TN12 0BH



Sitting/Dining Room * Family Room * Study
Kitchen * Utility Room * Shower Room

Principal Bedroom Suite * Four Further Bedrooms, One with Ensuite
Family Bathroom * Separate W.C.

Garden * Off Road Parking * Double Garage
Swimming Pool * Plant Room/Garden Store



GRADE II LISTED VILLAGE HOUSE

Dating back to the 1600's this Grade II Listed village house exhibits period features throughout including beams and inglenook fireplaces.

The versatile accommodation consists of a sitting/dining room with inglenook fireplace, a family room with fireplace and doors to the garden, a double aspect study, a kitchen, utility room with door to outside and a shower room on the ground floor.

Located on the first floor there is a principal bedroom suite consisting of a bedroom, dressing room and bathroom, a guest bedroom with ensuite shower room, a further bedroom and family bathroom. On the second floor there are two bedrooms and a w.c.

Gates open onto a gravel drive which leads to a double garage and turning circle with feature willow tree and lawn with an ornate brick path leading to the front door. The charming garden to the rear is laid to lawn with attractive paths and terracing, mature planting and a swimming pool in a delightful paved terrace. There is also a pool plant room and garden store.

The property is conveniently situated within walking distance of the mainline station and the village centre at Staplehurst.



STAPLEHURST

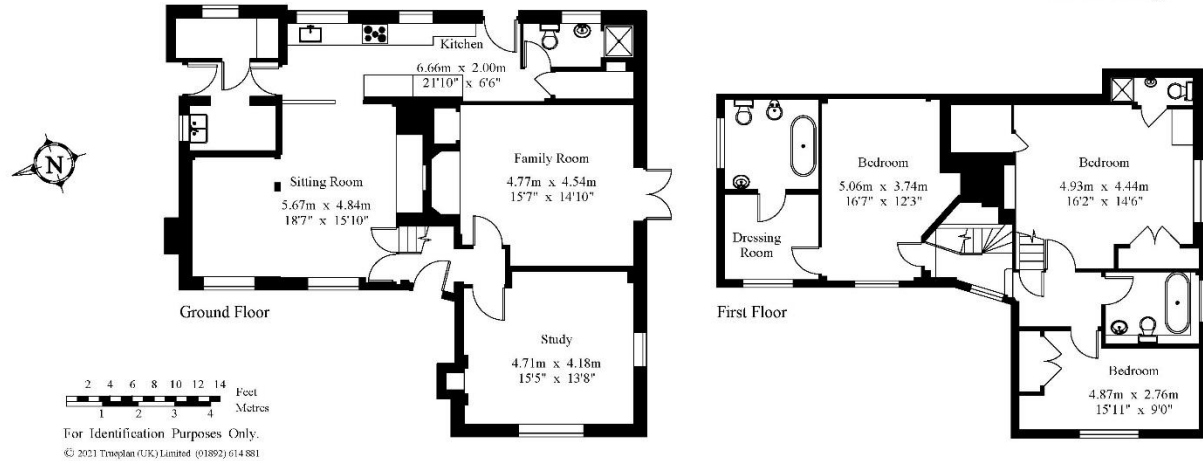
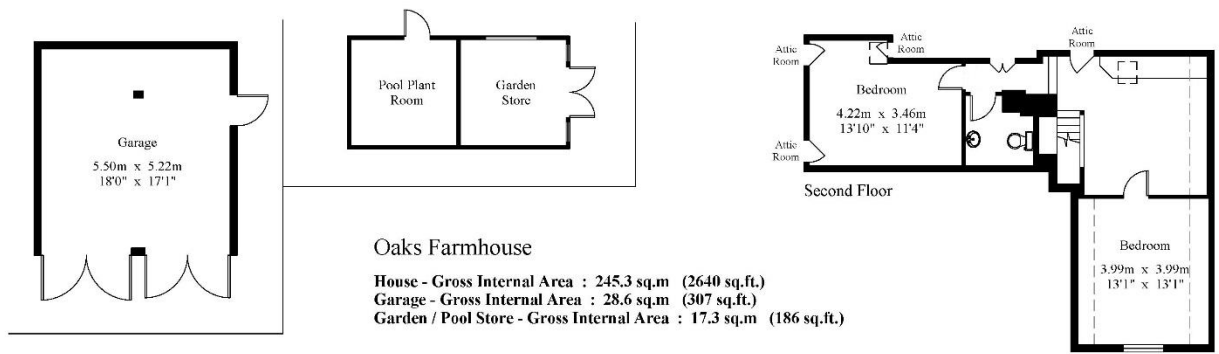
The Wealden village of Staplehurst offers excellent amenities including medical centre, post office, supermarket, butcher, chemist, library, a number of eateries and a primary school.

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 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)





SERVICES

All main services. Gas fired central heating.

EPC Rating: n/a

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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