



‘Our Focus Determines Your Reality’



Chapel Lane
Staplehurst
Kent
TN12 0AJ



Double Aspect Sitting Room * Double Aspect Dining Room
Kitchen/Breakfast Room * Utility Room
Ground Floor Principal Bedroom, Ensuite

Two Bedrooms * Family Bathroom

Enclosed Low Maintenance Garden * Garage with Mezzanine
Detached Workshop * Off-Road Parking



DELIGHTFUL PERIOD COTTAGE

Believed to date from the early 19th century, this delightful, detached cottage is full of character, with period features from exposed brickwork and beams to fireplaces.

The accommodation consists of a double aspect sitting room with fireplace and log burning stove, divided from the dining room by the staircase, the dining room is also double aspect with a fireplace and log burning stove, a utility room with doors to outside and a vaulted kitchen/breakfast room; also on the ground floor is a vaulted principal bedroom with ensuite bathroom and dressing room.

On the first floor there is a double bedroom, a further bedroom currently used as a study and a family bathroom.

The cottage benefits from a sheltered, low maintenance, partially walled, paved garden with flower beds. There is a detached summerhouse/workshop and access to the garage which has a mezzanine level. To the front of the cottage the drive is laid to herringbone brick bordered with wrought iron railings and does provide off road parking.

Whilst tucked away, the cottage is in the centre of Staplehurst within walking distance of the village centre and convenient for the mainline station.



STAPLEHURST

The Wealden village of Staplehurst offers excellent amenities including medical centre, post office, supermarket, butcher, chemist, library, a number of eateries, Kin Coffee, 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 School, St Ronan's and Sutton Valence Prep and Senior Schools.

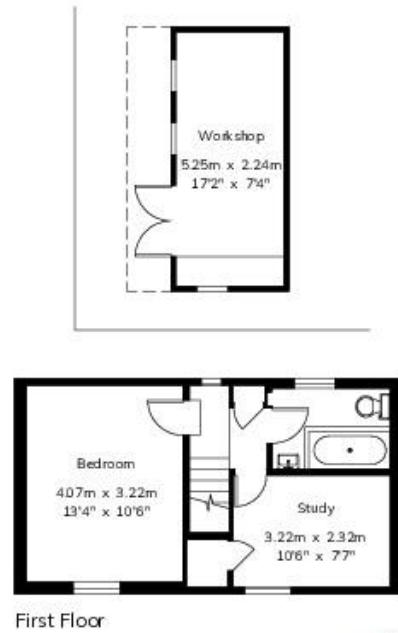
There is a mainline station with links to London and Ashford International. Road links are close by M20 (Ashford and Dover), M2 (Bluewater and A21 (Battle, Hastings, Rye, and Tunbridge Wells).





Rose Cottage

House - Gross Internal Area : 156.1 sq.m (1680 sq.ft.)
(Including Garage & Mezzanine)
Workshop - Gross Internal Area : 11.7 sq.m (125 sq.ft.)



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SERVICES

All mains utilities connected. Gas fired central heating.

Maidstone Borough Council - Council Tax Band D

EPC Rating: E

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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