



'Our Focus Determines Your Reality'



High Street
Staplehurst
Kent
TN12 0BL



Kitchen opening to Family/Dining * Utility Room

Entrance Hall * Sitting Room * Double Bedroom with Ensuite
Cloakroom

Double Aspect Principal Bedroom
Further Double Bedroom with Ensuite * Study/Bedroom
Family Bath/Shower Room

Mature Garden approx. 2/3 Acres * Garage * Off Road Parking



STUNNING 19TH CENTURY GRADE II LISTED FAMILY HOME

At the end of the gated sweeping drive, a particular feature of this stunning 19th Century Grade II Listed family home is the stunning palladian inspired facade of rounded arches and first floor balcony looking over the gardens.

With immaculately presented, well-proportioned accommodation spanning three floors, provides both character and contemporary living consisting of a bespoke Neptune kitchen opening into a family/dining room with fireplace and a brand new log burning stove, together with a utility room on the lower ground floor. On the ground floor there is an entrance hall, a sitting room with working fireplace and with doors to the garden, a double bedroom with ensuite shower room and doors to the garden and a cloakroom. On the first floor there is a double aspect principal bedroom with bespoke fitted wardrobes, a double bedroom with ensuite shower room, a study opening onto the balcony and a family bath/shower room.

The enclosed south facing garden of approximately 2/3 acres are laid predominantly to lawn with mature hedging, shrub and flower borders and a paved terrace ideal for outside entertaining. There is a garage and ample off road parking available.

The property is conveniently situated within walking distance of the mainline railway 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)



South Surrenden Manor

Gross Internal Area : 224.5 sq.m (2416 sq.ft.)



Lower Ground Floor



Ground Floor



First Floor



For Identification Purposes Only.
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SERVICES

All main services. Gas fired central heating.

EPC Rating: n/a

Maidstone Borough Council - Council Tax Band G

Both North and South Surrenden Manor have access by foot and vehicle across the others' driveways to access the gates.

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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