



'Our Focus Determines Your Reality'



Clapper Lane
Staplehurst
Kent
TN12 0JW



Entrance Hall * Inner Hall * Sitting Room * Family Room
Dining Room * Study * Kitchen/Breakfast Room
Utility Room * Ground Floor Shower Room

Four Double Bedrooms * Attic Bedroom * Family Bathroom

Garden and Grounds Approximately 2 Acres * Brick Built Storeroom
Garden Store * Workshop * Stable * Hay Barn/Field Shelter
Off-Road Parking



STRIKING, GRADE II LISTED DETACHED GEORGIAN FAMILY HOME

This striking, Grade II Listed Georgian family home is believed to date from the late 18th/earlier 19th century, with later additions. The property is full of character from fireplaces to sash windows, wooden floors to the high ceilings synonymous with this era.

The accommodation consists of an entrance hall, inner hall with fireplace, double aspect sitting room with fireplace, family room with inglenook fireplace and log burning stove, dining room with fireplace and door to the garden, study, double aspect kitchen/breakfast room with door to the garden, utility/boot room and shower room on the ground floor.

On the first floor there are four double bedrooms, one double aspect and one with a fireplace, and a family bathroom. A staircase leads to the second floor attic bedroom with access to the remainder of the attic storage.

Sitting in attractive garden and grounds of approximately 2 acres, there are numerous outbuildings including a brick-built storeroom, garden store, workshop and stable all with electricity connected; also, in the grounds there is a hay barn/field shelter, and a pond. Ample off-road parking is also provided.

Set within the Cranbrook School Catchment Area the property is also convenient for the mainline stations at both Staplehurst and Marden.



STAPLEHURST

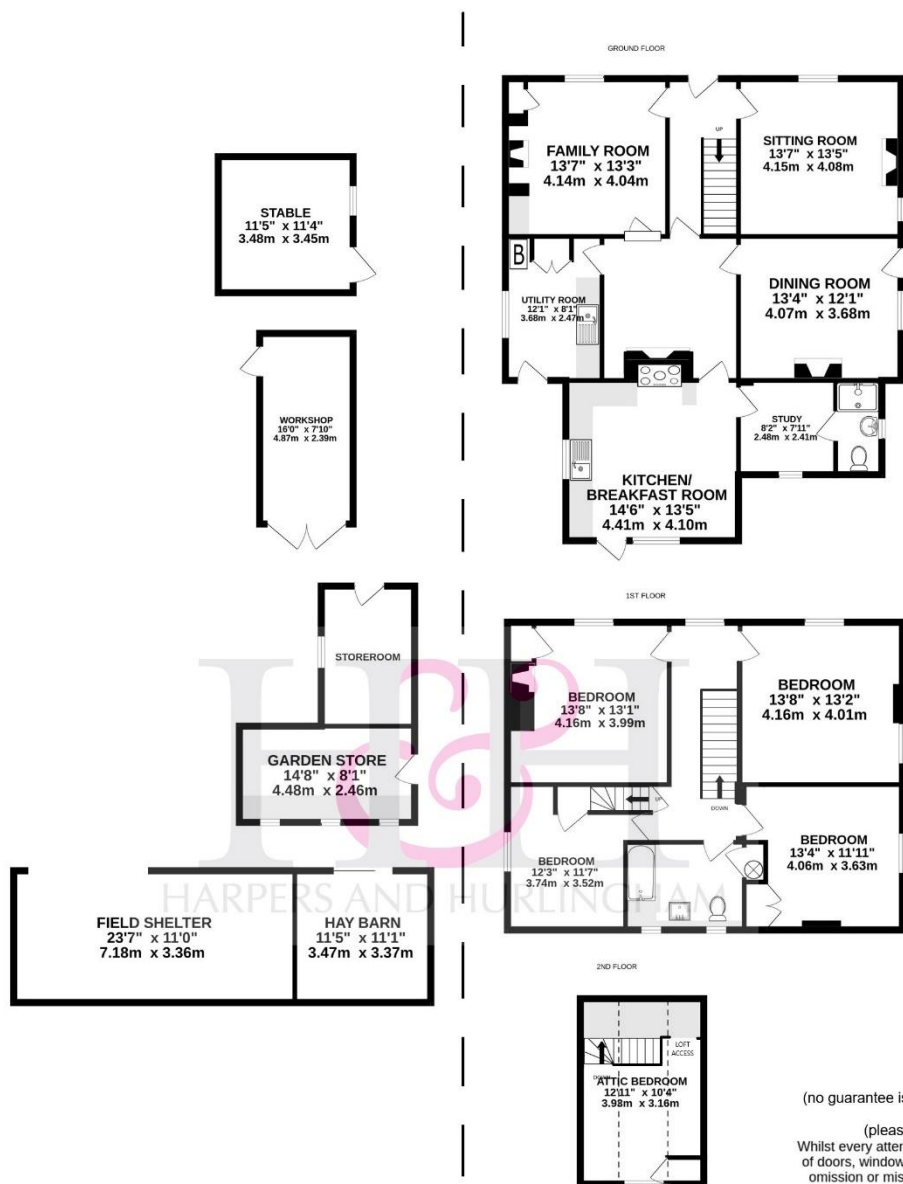
The Wealden village of Staplehurst offers excellent amenities including medical centre, post office, supermarket, butcher, chemist, library, a number of eateries, Kin Coffee, and a primary school.

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 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
 HOUSE 2 199.1SQ.FT. (204.3SQ.M.)
 STABLE 129.2SQ.FT. (12.0SQ.M.)
 FIELD SHELTER/HAY BARN 107.6SQ.FT. (36.0SQ.M.)
 WORKSHOP 124.9SQ.FT. (11.6SQ.M.)
 STOREROOM 92.6SQ.FT. (8.6SQ.M.)
 GARDEN STORE 118.4SQ.FT. (11.0SQ.M.)

(no guarantee is given to the square footage of the property; the figure shown is for initial guidance) (not to scale - for layout purposes 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 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

Mains electricity and water. Oil fired central heating. Private Sewage Treatment Plant.

Maidstone Borough Council - Council Tax Band G

EPC Rating: n/a

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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