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Chart Hill Road
Staplehurst
Kent
TN12 0RW



Entrance Hall
Open Plan Kitchen/Sitting/Dining Room
Butler's Pantry/Galley Kitchen
Utility/Cloakroom

Principal Bedroom Ensuite * Two Further Bedrooms, One Ensuite
Family Shower Room

Approximately 0.83 Acres * Extensive Off-Road Parking
Studio with Bedroom and Shower Room * Outbuilding



ARCHITECT DESIGNED SINGLE STOREY HOME

Filled with light, this unique architect-designed home provides stunning, contemporary, single storey, well-proportioned open-plan living. The property is complemented by the equally stunning outside space amounting to approximately 0.83 acre and housing a studio with bedroom and shower room and an additional outbuilding.

Built in 2007, the accommodation consists of an entrance hall opening into an open-plan living space with doors opening onto the terrace, a kitchen and dining area as well as two separately defined sitting areas, one with a contemporary Danish wood-burning stove, a butler's pantry/galley kitchen and utility/cloakroom. The bedrooms and living space are two distinctive areas by design. The bedrooms comprise a principal bedroom with ensuite bathroom, two further double bedrooms, one with ensuite shower room, and a family shower room.

The drive provides extensive off-road parking. The rear garden is enclosed and laid to lawn with mature planting and trees, manicured hedging and a variety of areas of paved terracing ideal for outside entertaining. Within the garden there is a studio which comprises a studio room, a bedroom and a shower room, there is also a further outbuilding which subject to any necessary permissions would be ideal as a home office or gym.

Situated on a private, no through road, country lane on the outskirts of Staplehurst and enjoying adjoining countryside, the property is conveniently located to access both the main road and rail networks.



STAPLEHURST

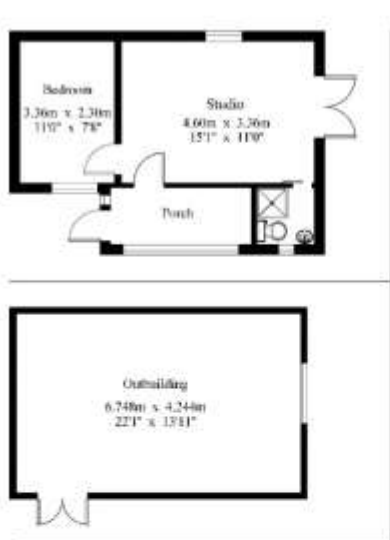
The Wealden village of Staplehurst offers excellent amenities including post office, supermarket, butcher, chemist, library, a number of eateries and a primary school.

SCHOOLS AND CONNECTIONS

This is a perfect location for schools, 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.

This delightful home is also within easy travelling 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)).





The Stable

House - Gross Internal Area : 206.4 sq.m (2214 sq.ft.)
 Studio - Gross Internal Area : 30.6 sq.m (329 sq.ft.)
 Outbuilding - Gross Internal Area : 28.6 sq.m (307 sq.ft.)



SERVICES

Mains electricity and water. LPG bulk tank provides gas to central heating and hob. Underfloor heating. A programmable lighting system allows for mood-setting lighting and can remotely operate both the internal and external lighting. There are ceiling-mounted speakers in the living space and the bedrooms, which can be used together or separately. The windows to the front elevation are remotely operated, and together with the windows to the front porch are solar coated to reduce heat from solar gain. Largest private drainage.

EPC Rating: D

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.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com