



'Our Focus Determines Your Reality'



Pagehurst Road
Staplehurst
Kent
TN12 0JD



Drawing Room * Family Room * Dining Hall * Study
Kitchen/Breakfast Room * Utility Room * Cloakroom

Master Bedroom with Ensuite Bath and Shower Room
Guest Room with Ensuite Shower Room
Two Further Double Bedrooms, One with Room Above
Family Bath and Shower Room

Well Stocked Garden * Terrace * Swimming Pool
Triple Garaging



STRIKING GRADE II LISTED DETACHED OAST

Presented in immaculate order throughout and full of character from exposed beams to exposed brickwork, this striking Grade II Listed oast is set in delightful well-stocked gardens, in a rural yet convenient location between the villages of Staplehurst and Marden.

The spacious, well-proportioned accommodation consists of a double aspect entrance/dining hall, a double aspect drawing room with fireplace, a family room, study, stunning kitchen/breakfast room with doors to the terrace, utility room and cloakroom on the ground floor. On the first floor the galleried landing leads to the master bedroom with ensuite bath and shower room, a guest bedroom with ensuite shower, two further bedrooms, one of which enjoys access to the oast above, and a family bath and shower room.

Gates open onto driveway leading to the triple garage and providing ample additional off road parking. The delightful well-stocked garden is laid to lawn with a brick terrace bordered by extensive flower and shrub beds, mature hedging and a path leading to the swimming pool and paved terrace with pergola. There is also a sheltered pond and an area of fruit orchard.



STAPLEHURST AND MARDEN

Occupying a rural location between the Wealden villages of Marden and Staplehurst both of which offer local everyday amenities including a variety of shops such as a Butchers, Post Office, take-away Restaurants, chemist and Medical Centre and Dentist.

There are many social clubs in the local area for all ages including Children's Football Clubs, Brownies, a Youth Club, Keep Fit Club, Cycle Club, Tennis, Hockey, Cricket, Bowls and a Theatre Group to name just a few.

SCHOOLS AND CONNECTIONS

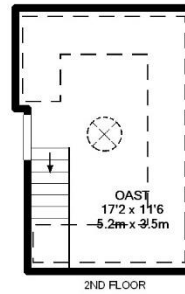
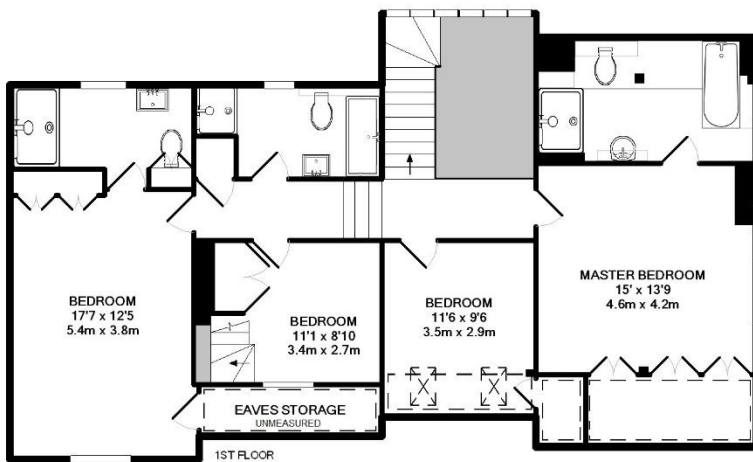
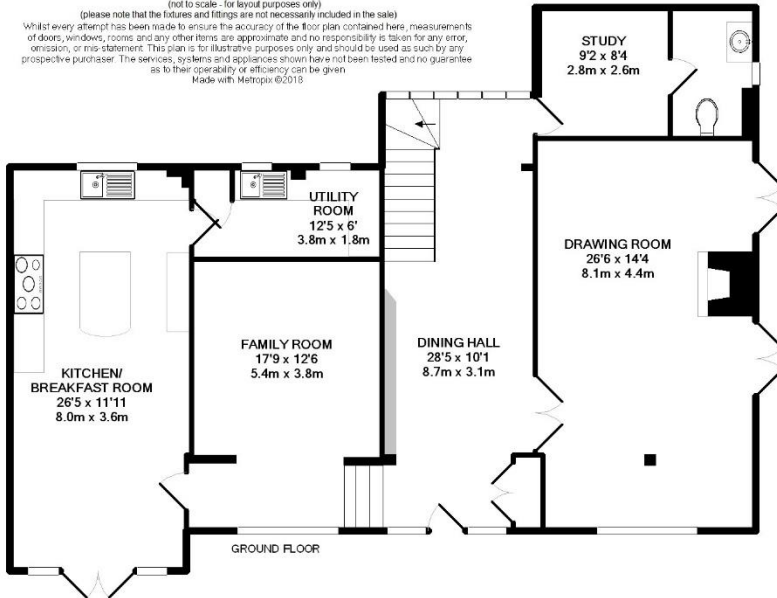
The property is also situated within the Cranbrook School Catchment area. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

For the Commuter, both Staplehurst and Marden provide a Main Line Railway Station into Central London.



TOTAL APPROXIMATE INTERNAL FLOOR AREA (excluding eaves storage) 2528 4SQ.FT. (234 9SQ.M)
(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 floor plan 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 drainage.

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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