



'Our Focus Determines Your Reality'



Chart Hill Road
Staplehurst
Kent
TN12 0RW



Entrance Hall
Open Plan Kitchen/Living Room with Additional Kitchen Space
Utility/Cloakroom

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

Approximately One Acre * Extensive Off Road Parking
Studio with Bedroom and Shower Room * Outbuilding



UNIQUE CONTEMPORARY SINGLE STOREY HOME

Filled with light, this unique property offers a stunning, contemporary, single storey family home. Providing well-proportioned open-plan living the property is complemented by the equally stunning outside space amounting to approximately 1 acre.

The immaculately presented accommodation consists of an entrance hall opening into an open-plan kitchen/living room with a dining and sitting area and contemporary log burner. There is also a secondary kitchen space and a utility/cloakroom. There are three bedrooms, a principal bedroom with ensuite bathroom and two further bedrooms, one with ensuite shower room, there is also 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.

Situated on a private country lane on the outskirts of Staplehurst and enjoying adjoining countryside, the property is conveniently located to access both the 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, 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 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)).

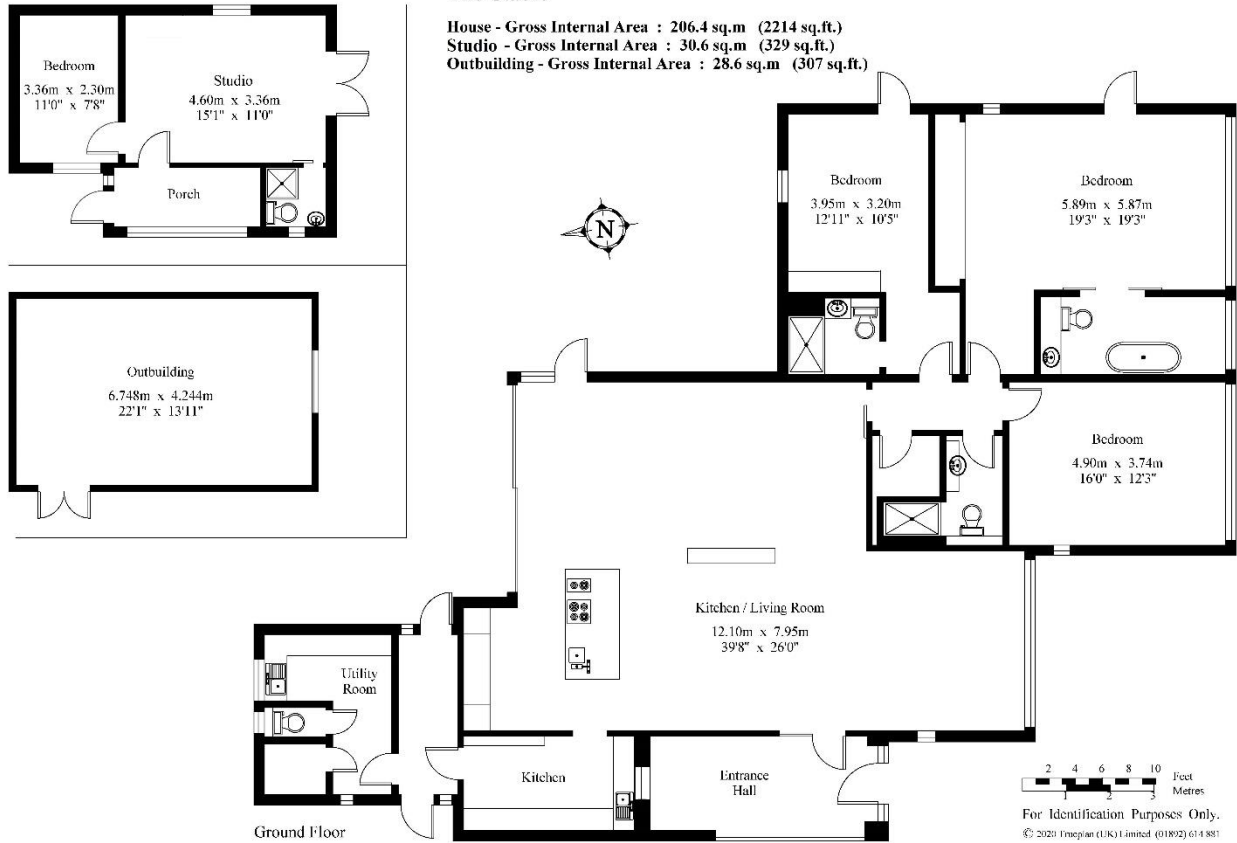


The Stable

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. Klargester private drainage.

Right of way over private lane, informal maintenance organised by the seven properties on the lane.

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