



'Our Focus Determines Your Reality'



Maidstone Road  
Staplehurst  
Kent  
TN12 0RH



Open-plan Kitchen/Dining/Family Room \* Sitting Room  
Utility Room \* Cloakroom  
Principal Bedroom with Ensuite and Walk-in Wardrobe  
Three further Double Bedrooms, All Ensuite

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Enclosed Garden with Paved Terrace \* Detached Cart Lodge  
Driveway Parking



## STUNNING NEWLY BUILT SINGLE STOREY HOME

Newly completed, this stunning single storey family home is one of two built and finished to a high specification throughout. Providing 'modern character' within a light-filled, spacious environment of approx. 2,500 sq.ft., the property is conveniently located on the edge of the sought after village of Staplehurst within a short drive of the mainline station.

The accommodation consists of a triple aspect, vaulted, open-plan kitchen/dining/family room with tri-fold doors to the paved terrace, a vaulted sitting room with floor to ceiling window and log burning stove, a utility room with door to the outside and a cloakroom. The principal bedroom is also vaulted, again with floor to ceiling window, ensuite bathroom and walk-in wardrobe, and three further double bedrooms, all with ensuite shower rooms.

Built in the grounds of an existing property, the two new builds create a gated development of three. The driveway sweeps around to the detached cart lodge and also provides additional parking. There is lawn to the front, with a path leading to the door. To the rear of the property the enclosed garden will be laid to lawn with a paved terrace.

The property benefits from a 10-year build guarantee.



## 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).





## Maidstone Road, TN12

Approximate Gross Internal Area = 234 sq m / 2526 sq ft

Approximate Garage Internal Area = 15 sq m / 162 sq ft

Approximate Total Internal Area = 249 sq m / 2688 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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### SERVICES

All mains utilities connect. Gas fired central heating.

Covenants apply to this property.

Maidstone Borough Council - Council Tax Band tbc

EPC Rating: B – full details available on request

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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