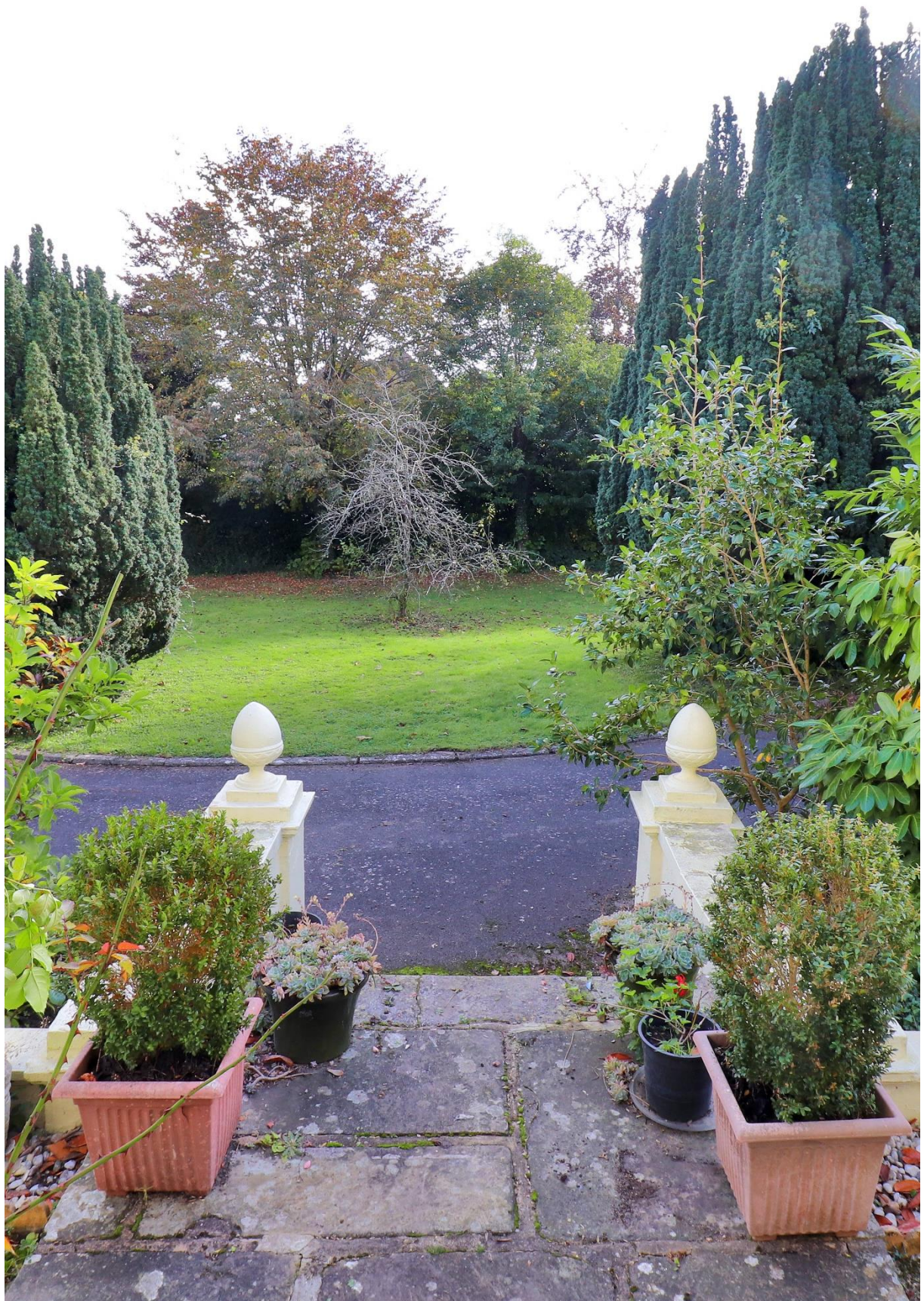




'Our Focus Determines Your Reality'



Station Road
Staplehurst
Kent
TN12 0PZ



Entrance Hall * Drawing Room * Dining Room * Study
Conservatory * Kitchen * Utility Room with Larder * Cloakroom

Principal Bedroom with Ensuite * Three Further Bedrooms
Family Bathroom

Mature Well-Stocked Garden * Off Road Parking
Detached Annexe –
Kitchen/Living Room * Double Bedroom with Ensuite



STRIKING MID 19TH CENTURY GRADE II LISTED VILLA

A semi-circular in and out driveway leads to this striking Grade II Listed mid-19th Century villa which is bordered by Grade II Listed Spearhead railings to the front.

Exhibiting the character features synonymous with the period of the property from high ceilings to picture rails, Stucco exterior to decorative fireplaces, the well-proportioned family accommodation consists of an entrance hall, a double aspect drawing room with fireplace and log burning stove and doors opening into the study, dining room with fireplace and log burning stove, a kitchen, utility room with larder, a conservatory and a cloakroom on the ground floor. On the first floor there is a double aspect principal bedroom with fireplace and ensuite shower room and balcony, three further double bedrooms, one with a vanity unit and a family bathroom.

Sitting in the centre of the charming, well-stocked mature garden, the villa benefits from a detached annexe comprising a kitchen/living room and a double bedroom with ensuite shower room.

The villa is conveniently situated within walking distance of the mainline railway station and the village centre at Staplehurst.



STAPLEHURST

The Wealden village of Staplehurst offers excellent amenities including medical centre, 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 walking distance (by footpath or road) 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)



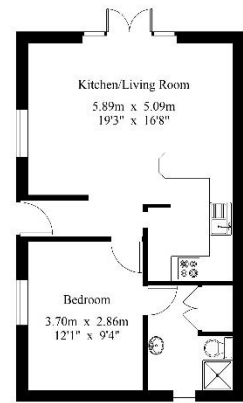
Sorrento

Gross Internal Area - House : 210.1 sq.m (2,262 sq.ft.)

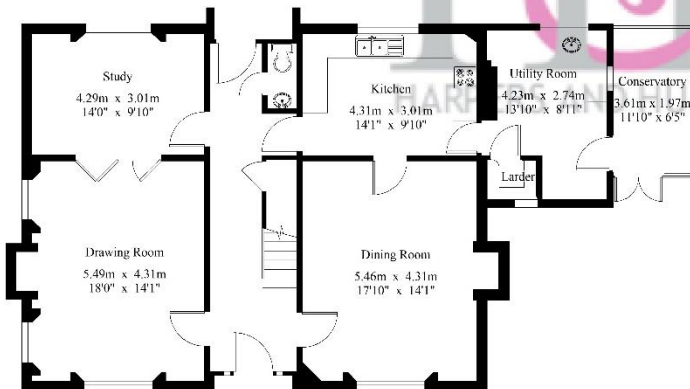
Gross Internal Area - Annexe : 44.8 sq.m (482 sq.ft.)

For Identification Purposes Only.

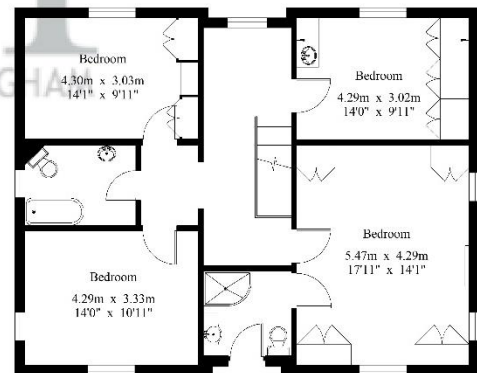
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Annexe



Ground Floor



First Floor



SERVICES

All main services. Gas fired central heating.

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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