

STAPLEHURST KENT





COUCHMAN GREEN LANE, STAPLEHURST
KENT TN12 0RE

A Detached Grade II Listed Farmhouse

Drawing Room with Inglenook * Cinema/Sitting Room
Family Room with Study Area * Dining Room * Kitchen/Breakfast Room
Cloakroom

Master Bedroom with Ensuite and Dressing Area * Four Further Bedrooms
Family Bath and Shower Room

Annexe – Kitchen/Sitting Room * Double Bedroom * Shower Room

Enclosed Gardens * Terrace * Garaging

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This striking Grade II Listed farmhouse is believed to have origins dating back to the 15th century or possibly earlier and occupies a convenient semi-rural location.

Sympathetically renovated, the accommodation consists of a triple aspect drawing room with inglenook fireplace, a cinema/sitting room with fireplace, a family room, a light, airy dining room, a breakfast room opening to a kitchen with vaulted ceiling, a utility room and a cloakroom on the ground floor. A door leads from the breakfast room into the annexe which consists of an open plan kitchen/sitting room, a bedroom and a shower room. The annexe benefits from a separate front door and also enjoys a terrace to the rear. On the first floor there is a master bedroom with ensuite 'monsoon' shower and a dressing area, four further bedrooms and a family bath and shower room.

Outside the property is approached through electric gates with a drive leading passed the garage to the farmhouse. The enclosed gardens wrap around the farmhouse. An area of lawn is interspersed with a variety of mature trees whilst there are areas of secluded terrace ideal for outside entertaining.

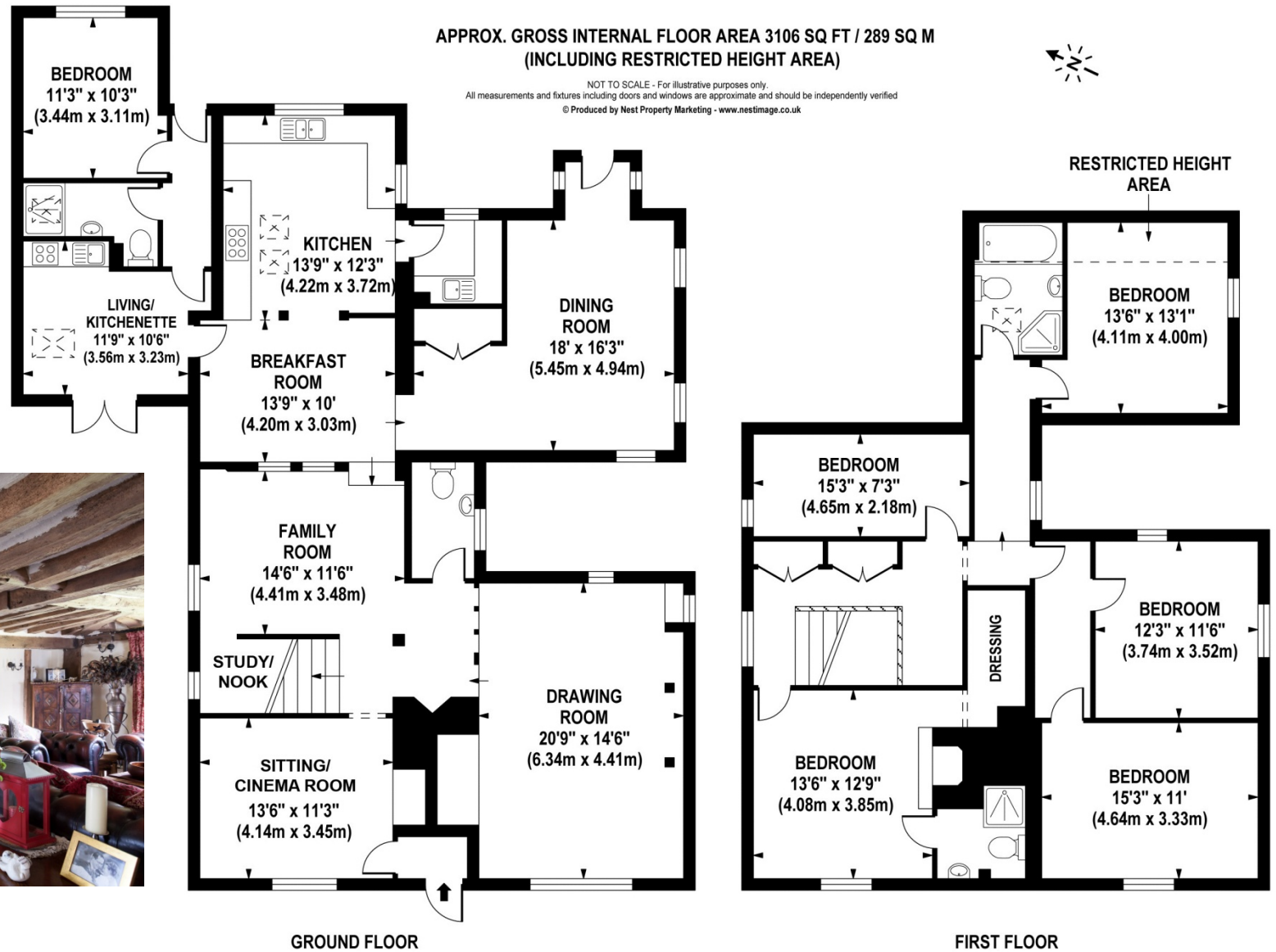
This striking farmhouse benefits from being within the Cranbrook School Catchment Area and is also a short drive from the main line station at Staplehurst.

Mains electricity, gas, water and drainage. There is a pressurized water system.

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.





The property is situated on the outskirts of the Wealden village of Staplehurst with its excellent amenities including post office, bank, supermarket and primary school.

The mainline station is a short distance and provides commuter services to Charing Cross, London Bridge and Cannon Street (approx 55 minutes).

Together with the local primary school and Cranbrook School, there are a variety of state and public schools available in the area including Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Tonbridge.



