



'Our Focus Determines Your Reality'



Staplehurst  
Kent  
TN12 0EF



Entrance Hall \* Sitting Room \* Family Room \* Kitchen/Dining Room  
Cloakroom

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Master Bedroom with Ensuite  
Three Further Bedrooms \* Family Bathroom

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Enclosed Garden \* Garage \* Off Road Parking





## DETACHED PROPERTY IN CONVENIENT LOCATION

Enjoying a tucked away location with views overlooking the local nature reserve, this substantial, detached family home is within walking distance of the mainline station at Staplehurst and is within the much sought after Cranbrook School Catchment Area.

Presented in immaculate order throughout, the accommodation consists of an entrance hall, double aspect sitting room with doors to the garden, double aspect family room, cloakroom and kitchen/dining room on the ground floor.

On the first floor there is a double aspect master bedroom with ensuite shower room, three further bedrooms and a family bathroom.

Outside there is a drive providing off road parking and leading to the garage. A gate from the drive leads to the enclosed garden with terrace and flower bed.

Walking distance to main line station at Staplehurst.



## STAPLEHURST

The house is situated in the Wealden village of Staplehurst with its excellent amenities including post office, supermarket and primary school.

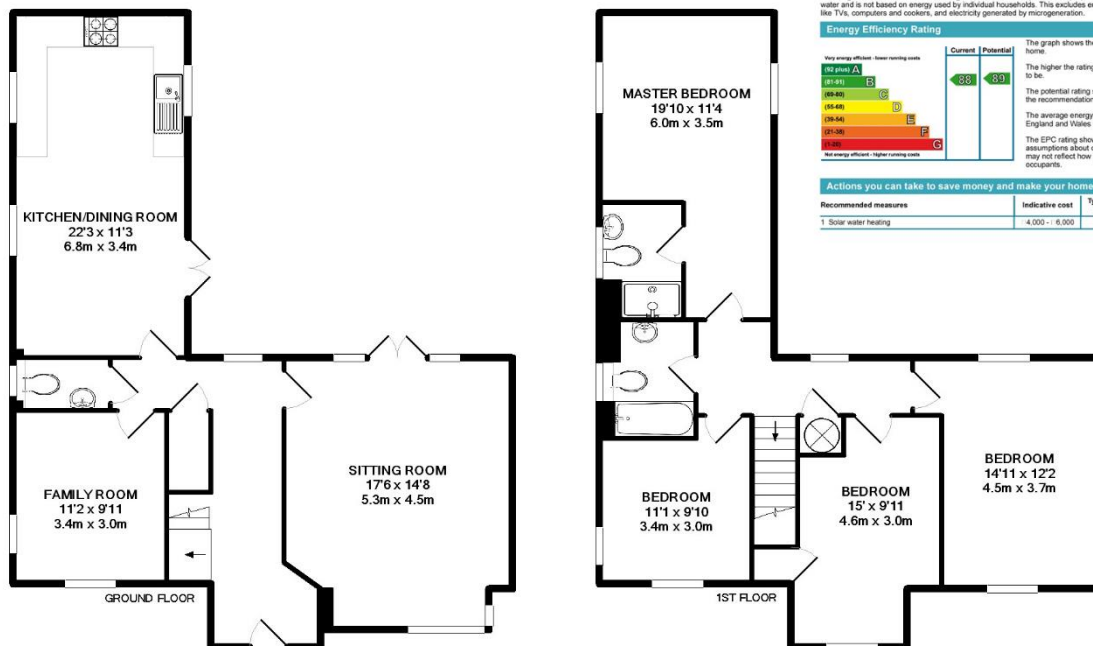
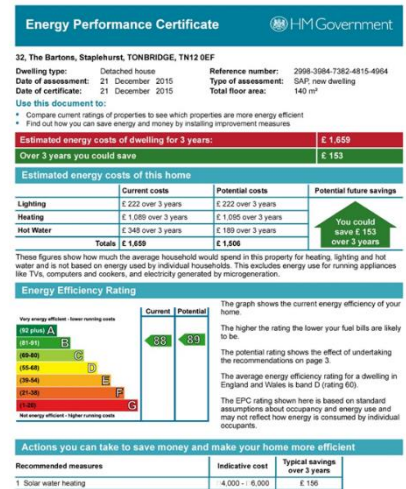
## SCHOOLS AND CONNECTIONS

In addition to Cranbrook School and the village school, there are a number of excellent schools in the area which include John Mayne Primary School, Bethany, Benenden, Dulwich Preparatory, Marlborough House, St Ronans, Sutton Valence together with a variety of state schools.

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







TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1480SQ. FT. (137.5SQ. M)  
 (not to scale - for layout purposes only)

(no guarantee is given to the square footage of the property, the figure given is for initial guidance 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 is given to their availability or efficiency once installed.

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## SERVICES

Mains electricity, gas, water and drainage. Solar panels.

The property does still benefit from 5 years of NHBC guarantee.

Service charge approximately £350 per annum

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](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)