

# STAPLEHURST KENT





# THE QUARTER

## CRANBROOK ROAD, STAPLEHURST, KENT TN12 0EP

### Stylish Family Home

Entrance Hall \* Sitting Room \* Orangery \* Kitchen/Dining Room \* Utility/Studio \* Cloakroom

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Master Bedroom with Ensuite Shower Room \* Three Double Bedrooms \* Family Bathroom

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Family Room \* Bedroom/Study \* Family Shower Room

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Delightful Enclosed Gardens with Views over Countryside \* Detached Studio/Gym \* Off Road Parking

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Cranbrook School Catchment Area

This stunning family home provides spacious, stylish living offering flexible accommodation. Located on the edge of the Wealden village of Staplehurst, the property is in a convenient position for the mainline station and local amenities.

Presented in immaculate order throughout, the accommodation consists of an entrance hall, sitting room with wood burning stove and doors to the garden, a stunning kitchen/dining room with doors leading into an orangery, a utility/studio and a cloakroom on the ground floor.

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

On the second floor there is a family room, a bedroom/study, family shower room and storage.

Outside the driveway provides ample off road parking with flower and shrub beds. To the rear, the garden is laid predominantly to lawn with an area of terrace, an ornamental pond, mature flower and shrub beds and a detached studio/gym adjoining open countryside.

#### Harpers and Hurlingham

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The property is situated on the edge 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.









Mains electricity, gas, water and drainage.

Maidstone Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

Energy Performance Certificate

HM Government

18 The Quarter, Cranbrook Road, Staplehurst, TONBRIDGE, TN12 0EP

Dwelling type: Detached house

Date of assessment: 25 May 2017

Date of certificate: 25 May 2017

Reference number: 8073-7025-5010-3205-2922

Type of assessment: RUSAP, existing dwelling

Total floor area: 213 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 4,011

Over 3 years you could save

£ 408

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 383 over 3 years	£ 363 over 3 years	
Heating	£ 3,225 over 3 years	£ 2,817 over 3 years	
Hot Water	£ 403 over 3 years	£ 423 over 3 years	
Totals	£ 4,011	£ 3,603	You could save £ 408 over 3 years

These figures show how much the average household would spend in this property for heating, lighting, and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and coolers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 71 Potential: 72

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

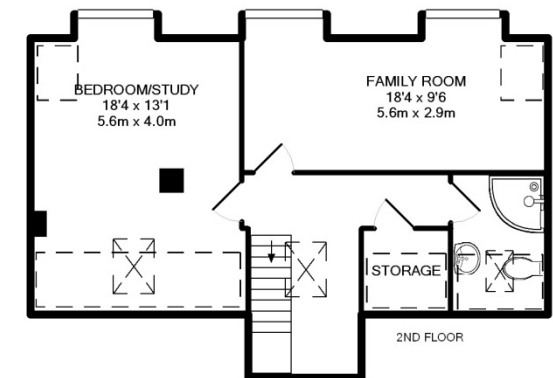
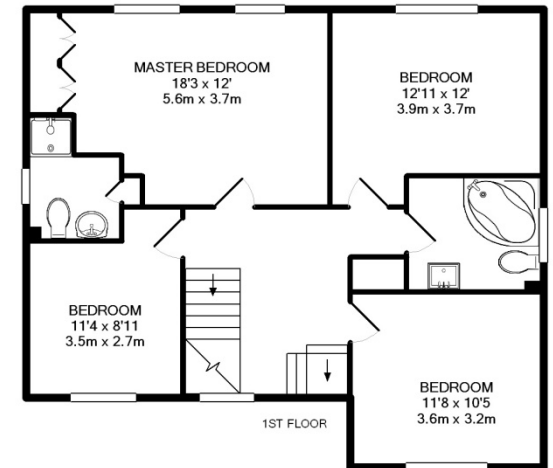
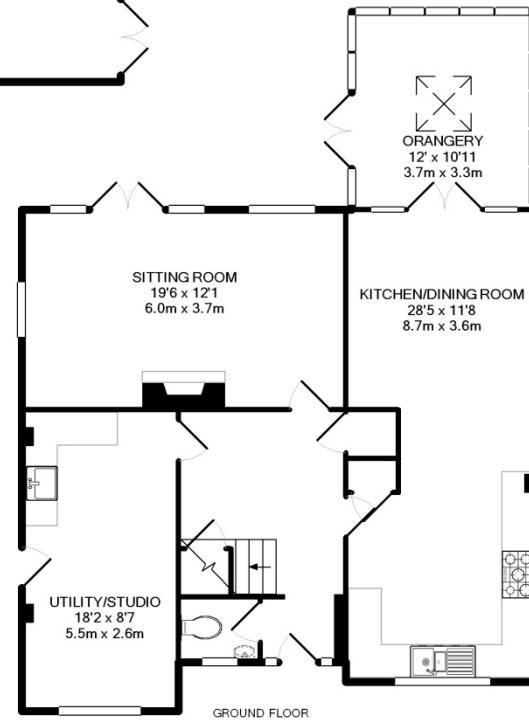
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Floor insulation (solid floor)	£4,000 - £9,000	£ 240	
2. Heating controls (thermostatic radiator valves)	£350 - £450	£ 158	
3. Solar photovoltaic panels, 2.5 kWp	£5,000 - £9,000	£ 930	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding studio) 2136.6SQ.FT. (198.5SQ.M)  
(not to scale - for layout purposes 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 as to their operability or efficiency can be given  
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