

STAPLEHURST KENT



CLAPPER LANE, STAPLEHURST, KENT TN12 0JT

Attractive Detached Family Home with Annexe

Entrance Hall * Sitting Room * Kitchen/Breakfast/Family/Dining Room
Utility Room * Cloakroom

Master Bedroom with Ensuite * Three Further Double Bedrooms
Family Bathroom

Enclosed Garden * Swimming Pool and Pool House
Detached Double Garage with One Bedroom Annexe * Off Road Parking
Additional Garaging and Storage

Cranbrook School Catchment Area

Sitting in grounds of approximately one acre, this attractive detached family home is conveniently located on the outskirts of the Wealden village of Staplehurst. Built in the late 1990's and having recently undergone some updating, the property is light and airy.

The accommodation consists of an entrance hall leading to a double aspect sitting room with fireplace and log burning stove, an open-plan kitchen/breakfast/dining/family room with partially vaulted ceiling, utility room and 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. Subject to the necessary permissions there is scope to extend into the attic space.

Outside electric gates open onto a sweeping drive which leads to the double garage with adjoining annexe with kitchen and shower room on the ground floor and sitting room and bedroom on the first floor above the garage. The enclosed garden of approximate an acre is laid predominantly to lawn with mature flower and shrub beds, an elevated terrace and a swimming pool with pool house including a w.c. and a sauna. There is also an additional area of garaging and storage with separate road access.

Harpers and Hurlingham

The Corner House
Stone Street
Cranbrook
Kent
TN17 3HE

Tel: 01580 715400
enquiries@harpersandhurlingham.com

www.harpersandhurlingham.com





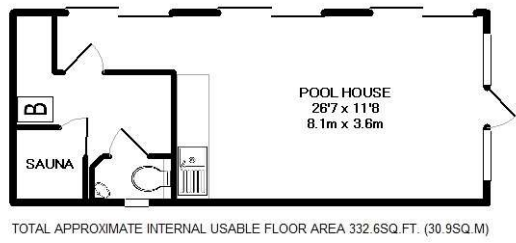


The property is situated on the outskirts of the Wealden village of Staplehurst with its excellent amenities including post office, supermarket and primary school.

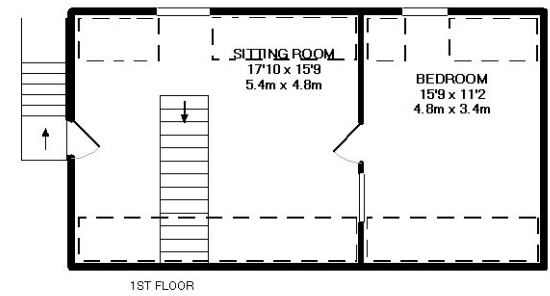
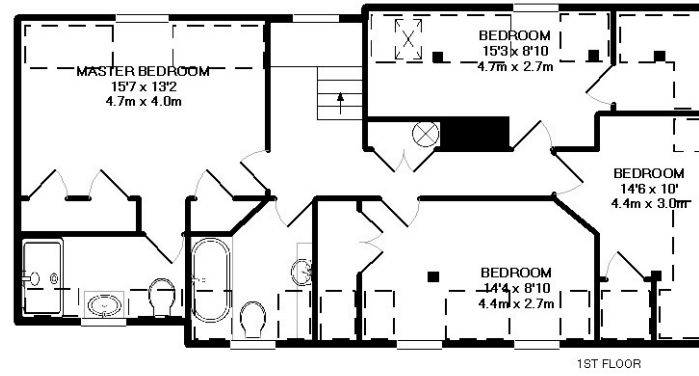
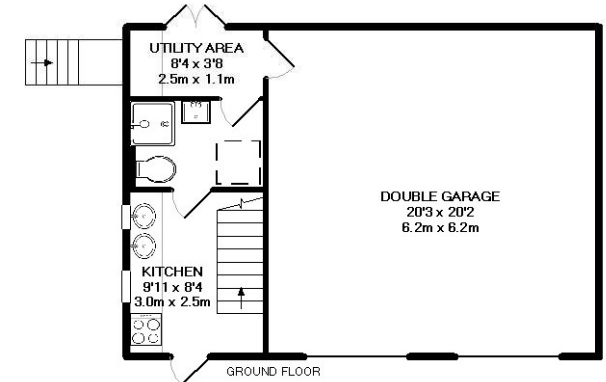
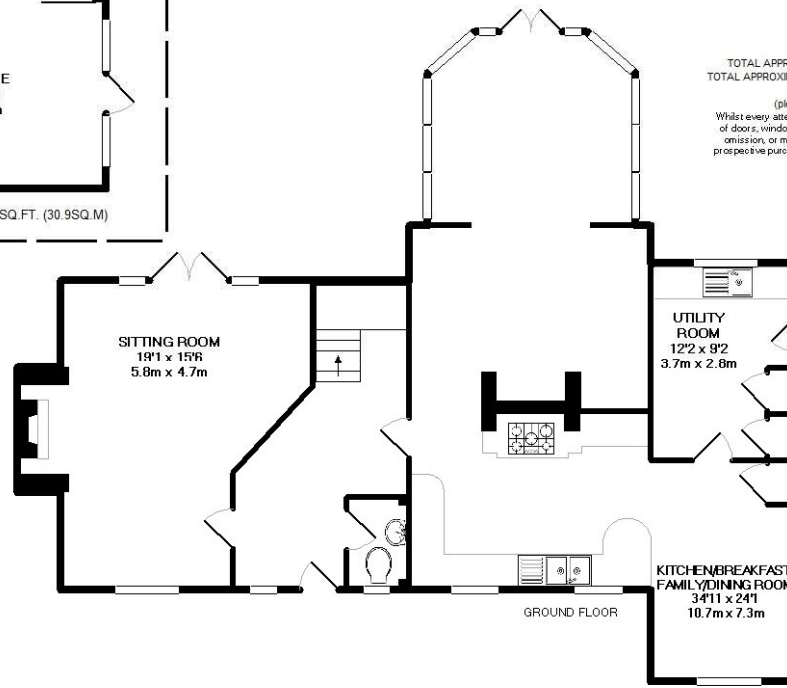
This property is also situated within the Cranbrook School Catchment area. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

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





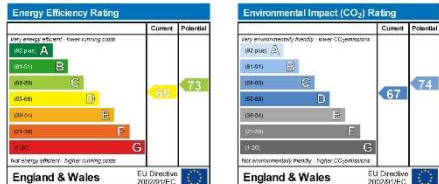
TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA MAIN HOUSE 1890.1SQ.FT (175.6SQ.M)
TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA ANNEXE AND GARAGE 1051.6SQ.FT. (97.7SQ.M)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)
Whilst 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.
Made with Metropix 92018



Energy Performance Certificate

Ways Meet Clapper Lane Staplehurst TONBRIDGE TN12 0JT
Dwelling type: Detached house
Date of assessment: 05 October 2011
Date of certificate: 06 October 2011
Reference number: 9845-2878-6900-9800-1801
Type of assessment: RUGAP, existing dwelling
Total floor area: 191 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	175 kWh/m ² per year	141 kWh/m ² per year
Carbon dioxide emissions	5.3 tonnes per year	4.8 tonnes per year
Lighting	£130 per year	£77 per year
Heating	£1013 per year	£563 per year
Hot water	£114 per year	£120 per year

You could save up to £227 per year
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes; consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's quick and easy to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

SERVICES
Mains electricity, gas, water and drainage.
Maidstone Borough Council - Council Tax Band - House G
Annexe A
Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

