



'Our Focus Determines Your Reality'



LIME TREES
Staplehurst
Kent
TN12 0SS



Entrance Hall * Sitting Room * Dining Room * Study
Kitchen/Breakfast Room * Cloakroom

Principal Bedroom with Ensuite
Three Further Double Bedrooms, One Ensuite * Family Bathroom

Enclosed Garden * Detached Double Garage * Off Road Parking



ATTRACTIVE DETACHED FAMILY HOME

This attractive detached family home lends itself perfectly to the demands of modern living. Presented in immaculate condition throughout, with high ceilings and feature windows, the property has recently been extended to provide a light-filled kitchen/breakfast room and is conveniently located within walking distance of the Mainline Station and village centre of Staplehurst.

The accommodation consists of an entrance hall, sitting room with fireplace and doors to the paved terrace, dining room, light-filled kitchen/breakfast room with bi-fold doors opening to the paved terrace, a study and cloakroom on the ground floor.

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

A path leads from the driveway parking and double garage, across the lawned front garden to the front door. A gate leads to the enclosed garden to the rear which is laid predominantly to lawn with mature borders and trees, a paved terrace and barbecue area ideal for outside entertaining. A door from the garden opens into the garden.



STAPLEHURST

The Wealden village of Staplehurst offers excellent amenities including medical centre, post office, supermarket, butcher, chemist, library, a number of eateries, Kin Coffee, and a primary school.

SCHOOLS AND CONNECTIONS

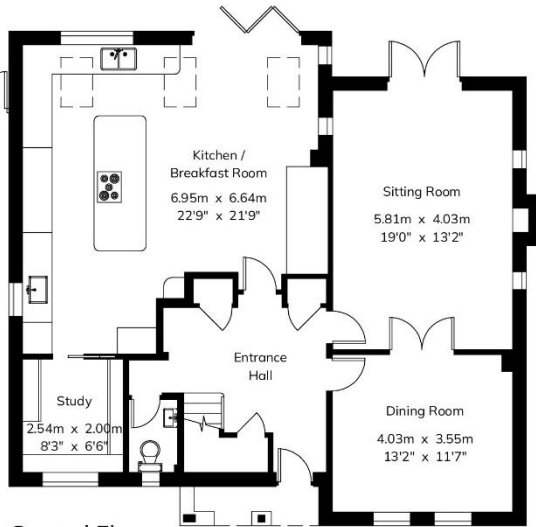
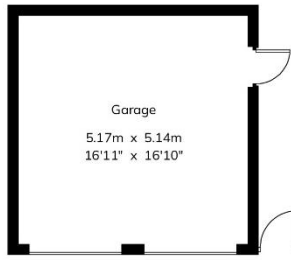
This is a perfect location for schools, in catchment for Cranbrook Grammar, with bus links to Maidstone Grammars and train links to Tonbridge Schools. In addition, there are many excellent independent schools close by including Dulwich School, St Ronan's and Sutton Valence Prep and Senior Schools.

There is a 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).

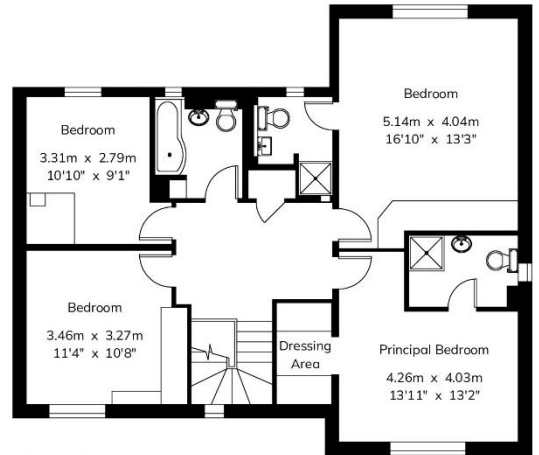


12 Lime Trees

House - Gross Internal Area : 193.0 sq.m (2077 sq.ft.)
Garage - Gross Internal Area : 26.6 sq.m (286 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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SERVICES

All mains utilities connected. Gas fired central heating.

Maidstone Borough Council - Council Tax Band G

EPC Rating: D

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
www.harpersandhurlingham.com