



'Our Focus Determines Your Reality'



Pagehurst Road
Staplehurst
Kent
TN12 0JD



Sitting Room * Kitchen * Family Bathroom

Principal Bedroom * Further Bedroom

Well-Stocked Cottage Garden * Garage * Off Road Parking



CHARMING MID-TERRACE PERIOD COTTAGE

Situated in a rural farm hamlet between Staplehurst and Marden, this charming mid-terrace cottage is believed to date from the Napoleonic era and enjoys far reaching views over the adjoining countryside.

The accommodation consists of a sitting room with exposed brick fireplace housing a multi-fuel burner, a fitted kitchen with door to the garden and a family bathroom on the ground floor.

On the first floor there is a principal bedroom with built-in storage and a further bedroom.

Outside the cottage benefits from a garage and off road parking. There is an attractive garden to the front with mature, well-stocked flower and shrub borders whilst the delightful garden to the rear is a well-stocked cottage garden boasting roses, herbaceous plants and ornamental trees.

The cottage is conveniently situated a short distance to the mainline station in Staplehurst and Marden.



STAPLEHURST

The Wealden village of Staplehurst offers excellent amenities including medical centre, post office, supermarket, butcher, chemist, library, a number of eateries 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 Preparatory, Marlborough House, St Ronan's and Sutton Valence Prep and Senior Schools.

This delightful home is also within easy walking distance (by footpath or road) to the 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))



2 Great Pagehurst Farm Cottages

Gross Internal Area : 53.7 sq.m (578 sq.ft.)



For Identification Purposes Only.
© 2012 Yousang (UK) Limited (1090)414341



SERVICES

Mains electricity and water. Multi-fuel stove and storage heaters. Shared private drainage.

EPC Rating: D – full details available on request

Rights of access and easement apply at the cottage.

Maidstone Borough Council - Council Tax Band 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