



'Our Focus Determines Your Reality'



Pagehurst Road
Staplehurst
Kent
TN12 0JD



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

Master Bedroom with Ensuite and Dressing Area
Five Double Bedrooms, One Ensuite * Two Family Bathrooms

Garden of Approximately 1 Acre * Double Cart Lodge
Garden Stores * Pond



STUNNING GRADE II LISTED FARMHOUSE

Exhibiting many period features, including four stunning chimneys, this substantial Grade II Listed farmhouse is believed to date from the 16th century. Sitting in approximately an acre of garden, this attractive family home enjoys a rural location on the outskirts of Staplehurst.

Arranged over three floors and in need of some modernisation, the accommodation consists of an entrance hall, a double aspect drawing room with inglenook fireplace, a sitting room with inglenook fireplace, a double aspect dining room with butler's pantry, a study with door to the garden, a kitchen/breakfast room, utility room and cloakroom on the ground floor. On the first floor there is a master bedroom with ensuite bath/shower room and dressing area, three further double bedrooms, one with an ensuite shower and a family bathroom. On the second floor there are two additional double bedrooms and a further family bathroom.

The property is approached from a shared driveway through brick pillars onto an area of parking and to a double cart lodge with storage at either end. The garden of approximately an acre is laid to lawn with a stone terrace, mature planting, a variety of trees and a wildlife pond.



STAPLEHURST AND MARDEN

Occupying a rural location between the Wealden villages of Marden and Staplehurst both of which offer local everyday amenities including a variety of shops such as a Butchers, Post Office, take-away Restaurants, chemist and Medical Centre and Dentist.

There are many social clubs in the local area for all ages including Children's Football Clubs, Brownies, a Youth Club, Keep Fit Club, Cycle Club, Tennis, Hockey, Cricket, Bowls and a Theatre Group to name just a few.

SCHOOLS AND CONNECTIONS

The 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.

For the Commuter, both Staplehurst and Marden provide a Main Line Railway Station into Central London.

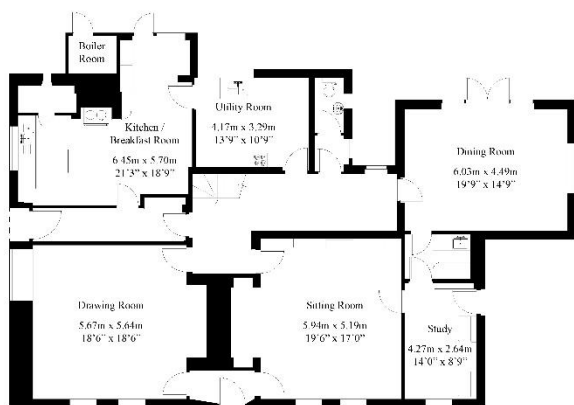




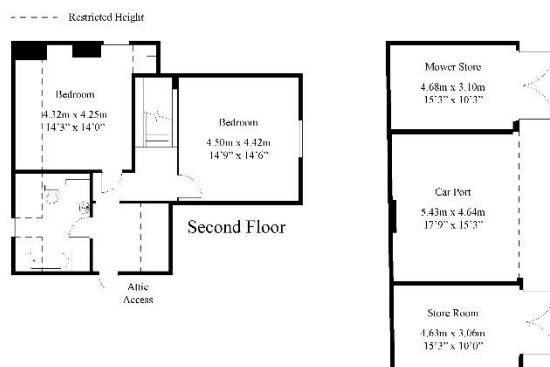
Great Pagehurst

House - Gross Internal Area : 443.0 sq.m (4768 sq.ft.)

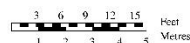
Outbuilding - Gross Internal Area : 55.8 sq.m (600 sq.ft.)



Ground Floor



First Floor



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

SERVICES

Mains electricity and water. Oil fired central heating. Private septic tank drainage.

Shared driveway, cost of maintenance shared between six properties.

EPC Rating: n/a

Maidstone Borough Council - Council Tax Band H

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

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