



'Our Focus Determines Your Reality'





Marden Road  
Staplehurst  
Kent  
TN12 0NF



Entrance Hall \* Sitting Room \* Kitchen/Living Area/Study  
Utility Room \* Shower Room \* Cloakroom

---

Principal Bedroom \* Three Further Bedrooms, Two Ensuite  
Family Bath and Shower Room

---

Garden and Terrace \* Off Road Parking



## STRIKING EDWARDIAN HOME

The door in this striking Victorian facade opens to reveal a light and spacious family home with the high ceilings synonymous with a property of this era. A fusion of the formal and contemporary, the property is presented in immaculate order throughout.

The accommodation consists of an entrance hall, a sitting room with bay window and fireplace, a stunning open-plan kitchen/living area/study with tri-fold doors to the garden, a utility room, shower room and cloakroom on the ground floor. The first floor provides a principal bedroom with bay window, two further bedrooms, one of which has an ensuite shower room and a family bath/shower room. There is an additional bedroom with ensuite shower room on the second floor.

To the front of the house the gravel drive provides off road parking while to the rear the enclosed garden has a paved terrace with steps up to the lawn, there is also a courtyard area and a garden store.

The property is conveniently situated within walking distance of the mainline station and the village centre at Staplehurst.





## 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)







For Identification Purposes Only.  
© 2021 Trueplan (UK) Limited (01892) 614 881



## SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

EPC Rating: D – full details available upon request.

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.

**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)