



'Our Focus Determines Your Reality'



Couchman Green Lane
Staplehurst
Kent
TN12 0RR



Entrance Hall * Drawing Room * Dining Room * Study
Family Room * Kitchen/Breakfast/Family Room * Utility Room
Two Cloakrooms * Guest Bedroom with Ensuite

Principal Bedroom with Ensuite * Three Further Bedrooms
Family Bathroom

Delightful Gardens * Detached Double Garage



SPACIOUS UNLISTED BARN CONVERSION

This spacious unlisted barn conversion occupies a rural position within a delightful farm hamlet on the outskirts of the Wealden village of Staplehurst.

Originally believed to have been the hay barn and stables, the property is presented in immaculate order throughout. The accommodation consists of a vaulted entrance hall, a triple aspect drawing room with wood burning stove, a double aspect dining room, a double aspect family room, a study, a triple aspect kitchen/breakfast room with door to the garden, a utility room, two cloakrooms and a guest bedroom with ensuite shower room on the ground floor.

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

Outside the barn sits behind electric gates at the end of a sweeping shared drive. The drive leads around through a five bar gate to the detached double garage. The enclosed gardens are laid extensively to lawn with a paved terrace, an attractive pond, well stocked flower and shrub beds and a variety of mature trees.



STAPLEHURST

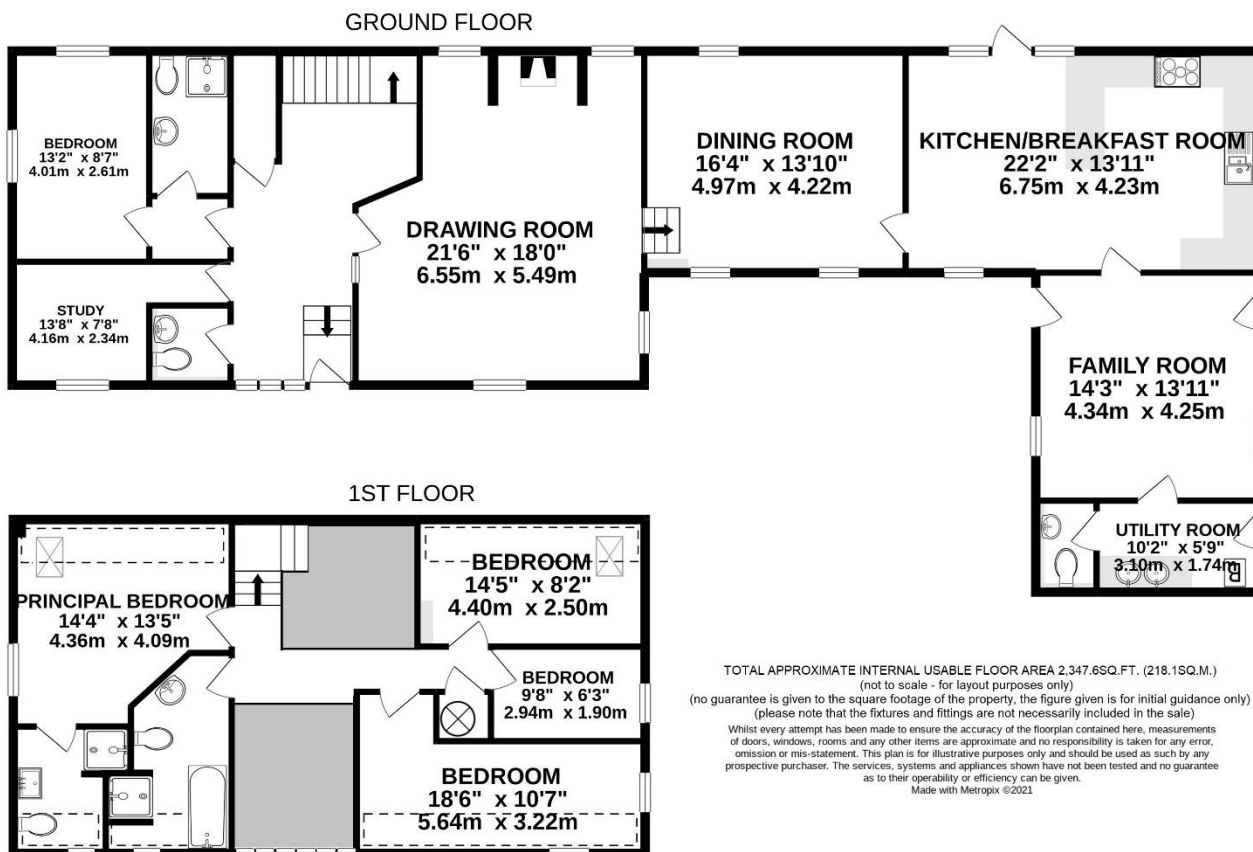
The Wealden village of Staplehurst offers excellent amenities including medical centre, post office, supermarket, butcher, chemist, library, a number of eateries and a primary school.

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)





SERVICES

Mains electricity and water. Oil fired central heating. Private drainage. Under floor heating throughout.

EPC Rating: D – full details available on request

Maidstone Borough Council - Council Tax Band G

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