



‘Our Focus Determines Your Reality’



Frittenden Road
Staplehurst
Kent
TN12 0DH



Sitting Room * Family Room * Dining Room
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite * Five Further Double Bedrooms
Family Bath/Shower Room * Separate Shower Room

Attractive Garden * Off Road Parking * Double Garage
Garden Storage



STRIKING UNLISTED DETACHED FAMILY HOME

Built in 1886/7 with later additions, this striking unlisted red brick property exhibits many features synonymous with the period from high ceilings and picture rails to ornate fireplaces and sash windows.

Offering approximately 3,500 sq.ft. over three storeys, the accommodation consists of an entrance hall, a double aspect sitting room with bay window and fireplace, family room with fireplace and log burner, dining room with butler's pantry, double aspect kitchen/breakfast room with trifold doors opening to the garden, utility room with door to outside and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with double aspect ensuite shower room, two further double bedrooms and a family bath/shower room. On the second floor there are a further three double bedrooms and a family shower room.

Outside the gravel drive leads to the double garage and provides ample off road parking. The manicured gardens are laid to lawn with decorative box hedging, attractive flower beds, a brick terrace and a variety of mature trees. There is also garden storage attached to the garage.

The property is conveniently situated a short distance from the village amenities and from the mainline railway station.



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

All mains services connected. Gas fired central heating.

EPC Rating: E – full details available on request

Part of the rear garden, purchased from The College of Saint John the Evangelist in the University of Cambridge, is covered by a covenant that ensures this land is used only as a garden.

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.



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