



'Our Focus Determines Your Reality'



High Street
Staplehurst
Kent
TN12 0BJ



Entrance Hall * Sitting Room * Kitchen/Dining Room * Conservatory
Utility Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Bedrooms
Family Shower Room

Attractive Enclosed Garden * Integral Garage * Off Road Parking



SPACIOUS ARCHITECTURALLY DESIGNED FAMILY HOME

Occupying a tucked away position, off a private lane, in the Wealden Village of Staplehurst, this architecturally designed, detached, family home offers well-proportioned rooms sitting in enclosed gardens.

The accommodation consists of a light filled entrance hall, a triple aspect sitting room with fireplace and door to the garden, a double aspect kitchen/dining room opening into the conservatory, utility room with pantry and door to the garden and a cloakroom. The ground floor is completed with the double aspect principal bedroom with ensuite bath/shower room. There is also access to the integral garage.

The first-floor landing is galleried and leads to two further double bedrooms, a bedroom/study and a family shower room. Outside the herringbone brick driveway is gated and provides ample off-road parking.

The garden wraps around the property and is laid predominantly to lawn with mature flower and shrub beds, a slightly raised paved terrace, a green house and a garden store.



STAPLEHURST

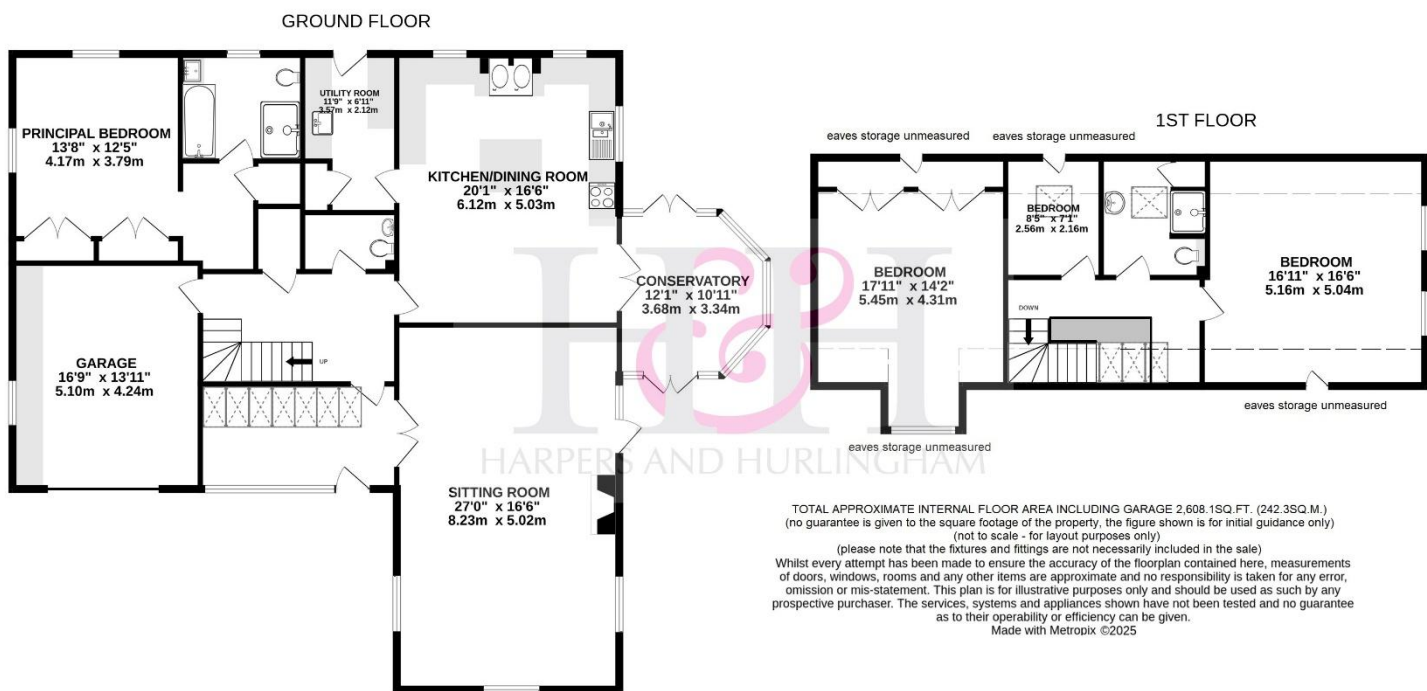
The Wealden village of Staplehurst offers excellent amenities including medical centre, post office, supermarket, butcher, chemist, library, a number of eateries, Kin Coffee, and a primary school.

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 School, St Ronan's and Sutton Valence Prep and Senior Schools.

There is a 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 utilities connected. Gas fired central heating.

Maidstone Borough Council - Council Tax Band G

EPC Rating: C

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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