



‘Our Focus Determines Your Reality’



Pagehurst Road
Staplehurst
Kent
TN12 0JB



Reception Hall * Sitting Room * Study
Kitchen with Dining Area * Cloakroom

Principal Bedroom with Ensuite
Three Further Bedrooms * Family Bathroom

Integral Garage * Enclosed Garden with Rural Views



LIGHT FILLED BARN CONVERSION

Presented in immaculate order, this stunning barn conversion is a contemporary light filled home in a secluded rural setting overlooking orchards.

The ground floor has underfloor heating and consists of a vaulted light filled reception hall which flows through to an open-plan kitchen and dining area with sliding doors onto the terrace and garden, a spacious sitting room also with sliding doors to the garden, a study, a cloakroom and access to an integral garage with remote control door and laundry area with plumbing for a washing machine.

A striking English Oak staircase leads to the light filled galleried landing with glass balustrade, the principal bedroom with ensuite shower room, two further double bedrooms and a fourth good size bedroom, all bedrooms have built-in wardrobes, there is also a well-appointed family bathroom.

The enclosed garden is laid predominantly to lawn with a paved terrace and has stunning views over orchards and woodland beyond. Nestled behind electric gates in a secluded farmstead, the barn is only a short distance from both Marden and Staplehurst mainline stations and the village amenities.



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).

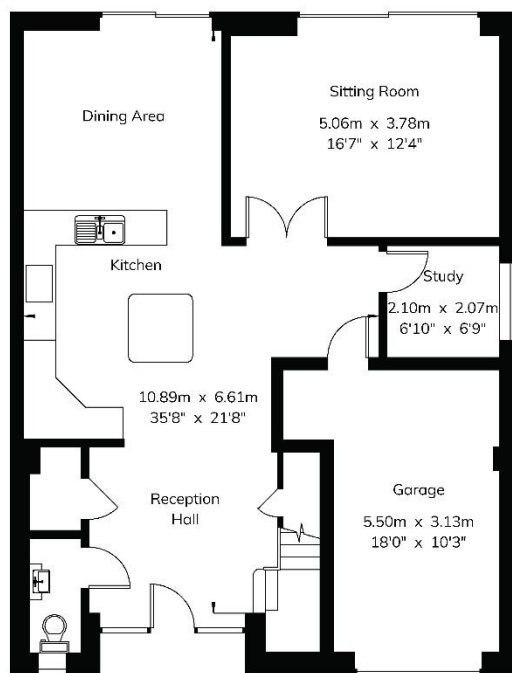


Kestrels

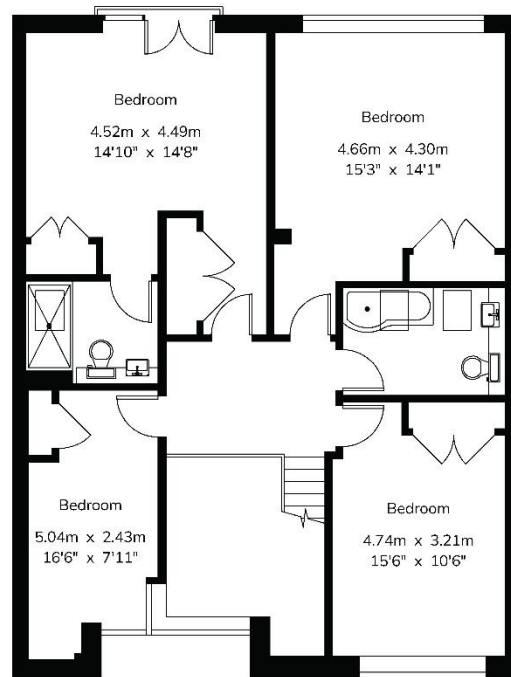
Gross Internal Area : 206.4 sq.m (2222 sq.ft.)
(Including Garage)



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Ground Floor



First Floor



SERVICES

Mains electricity and water. Oil fired central heating. Access to shared Klargester Sewage Treatment Plant located to the rear of Kestrels on land owned by Oakhurst Orchard.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: C – full details available on request.

Right of way through main entrance electric gates to Kestrels. Right of access to additional parking space with exclusive use. Right of way over small section of front driveway for next door neighbour.

Service and maintenance of electric gates and klargester shared between three properties, approx. £200 per annum.

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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