



'Our Focus Determines Your Reality'



ORCHARD HOUSE
Clapper Lane
Staplehurst
Kent
TN12 0JL



GUIDE PRICE: £1,975,000

Entrance Hall * Sitting Room * Family Room * Drawing Room
*Playroom *Boot Room * Kitchen/Breakfast Room * Study
*Cloakroom

Principal Bedroom, Ensuite, Dressing Room * Five Further Double
Bedrooms
• Three Further Bathrooms

Garden and Grounds approx. 3.86 Acres
Versatile Outbuilding potential for a Two Bedroom Annexe
*Triple Garaging



STRIKING DETACHED VICTORIAN FAMILY HOME

This handsome Victorian country home extends to over 5,400 sq ft and occupies beautifully landscaped grounds of approximately 3.86 acres.

Occupying an enviable setting, the property has been renovated and meticulously enhanced by the current owners, blending modern comforts with the elegance and character of its Victorian origins. Great care has been taken to preserve and restore many of the home's period details, with traditional craftsmanship and authentic materials used throughout the refurbishment.

The versatile accommodation includes a series of elegant reception rooms, a superb bespoke kitchen by deVOL, up to eight bedrooms, and the potential to create a two bedroom self-contained annexe if required.





OUTSIDE

The property is accessed via a pair of gated entrances which open onto a sweeping gravel carriage driveway, providing an elegant approach to the house and detached triple garage, which benefits from power and mains water connections.

The enchanting gardens and grounds have been thoughtfully designed by renowned landscape designer Sara Barraud, whose naturalistic planting style is well regarded throughout the Weald. The landscaping has been carefully planned to provide year-round interest, structure and colour, whilst remaining relatively easy to maintain.

Extending from the rear of the house, a generous paved terrace creates an ideal setting for outdoor dining and entertaining, with direct access from the kitchen and dining area and delightful views across the surrounding gardens. Beyond, the beautifully established grounds comprise expansive lawns interspersed with mature specimen trees, including magnificent ancient oaks. Additional features include a charming timber-framed summer house, two picturesque ponds—one incorporating an island and duck house—and a variety of attractive planting and wildlife habitats. In total, the grounds extend to approximately 3.86 acres.

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.

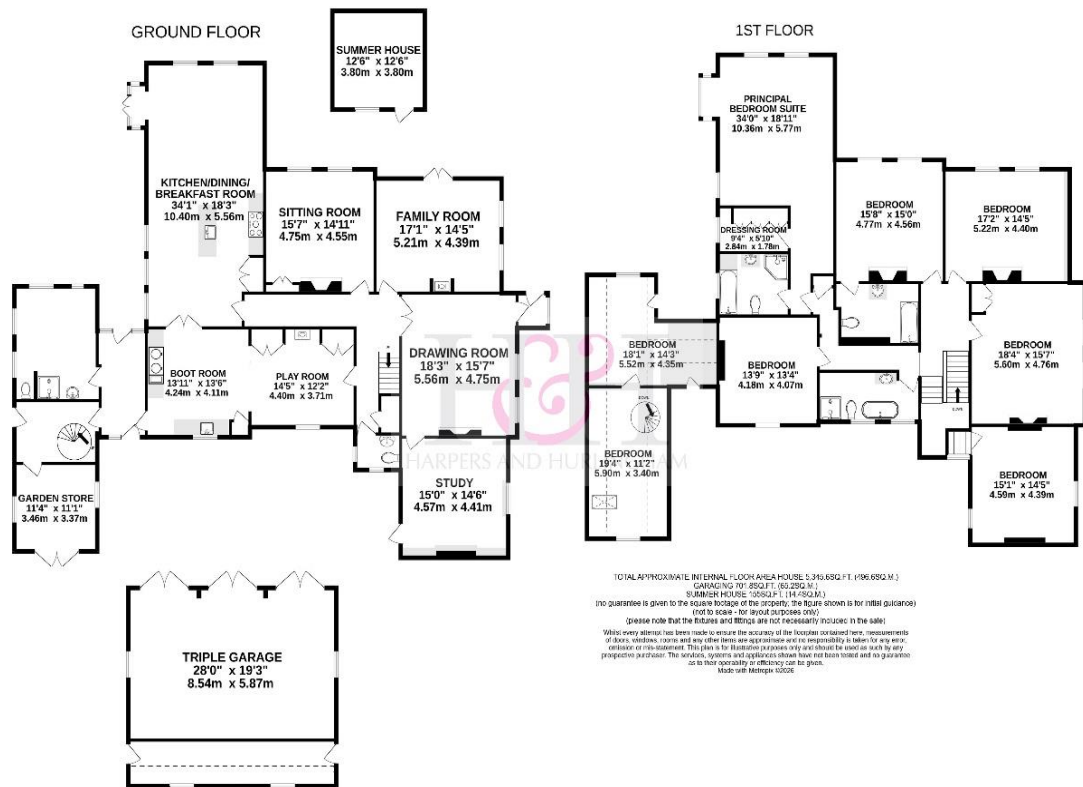
SCHOOLS AND CONNECTIONS

This is a perfect location for schools, in catchment for Cranbrook Grammar and Judd School, 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, 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.

Maidstone Borough Council - Council Tax Band H

EPC Rating: D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

DIRECTIONS

From our office in Stone Street, Cranbrook proceed out of the town passing Cranbrook School on the left. Upon reaching the Wisley Pound Roundabout, take the second exit to Staplehurst and Maidstone. Continue on this road into the village of Staplehurst, at the traffic lights turn left into Marden Road, straight over the roundabout, then first right into Clapper Lane, Orchard House can be found on the right-hand side.