

STAPLEHURST KENT





GOUDHURST ROAD, COLLIERS GREEN,
STAPLEHURST, KENT TN12 0HQ

Charming Farmhouse and Converted Barn

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

Master Bedroom with Ensuite * Three Bedrooms * Family Bathroom

Barn * Kitchen/Sitting/Dining Room * Double Bedroom Ensuite
Double Bedroom * Bathroom
Paved Terrace * Off Road Parking

Gardens and Grounds Approx. 2.6 Acres * Garaging * Detached Offices

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Enjoying a rural position, set on a country lane between Staplehurst and Cranbrook, this charming Grade II Listed farmhouse which is believed to date from the 17th century, is complimented by a converted barn and office facilities.

Exhibiting many period features, the farmhouse consists of an entrance hall, a drawing room with inglenook fireplace, a sitting room with door to the garden, a triple aspect kitchen/dining room, a utility room and a cloakroom on the ground floor.

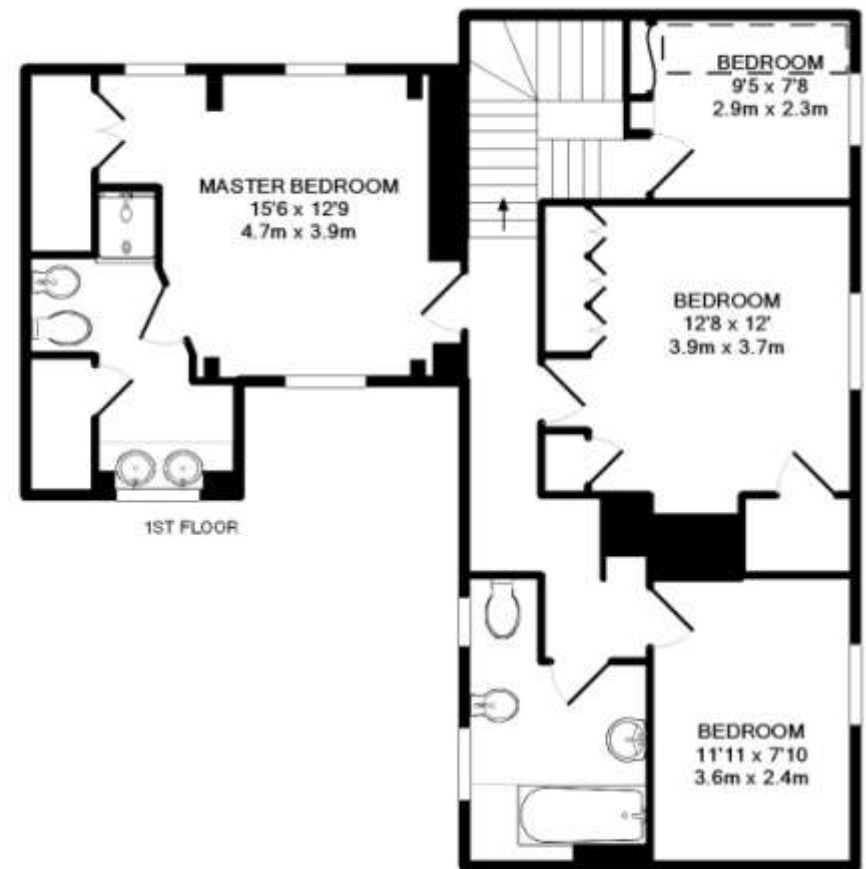
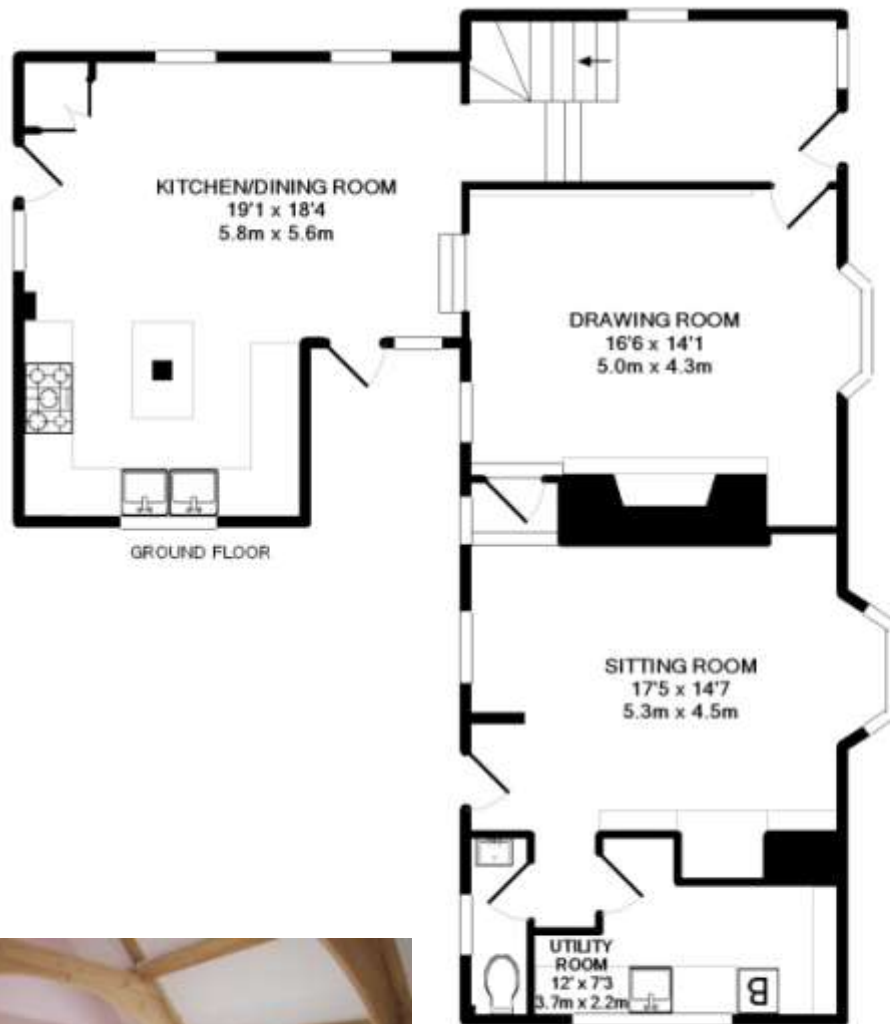
On the first floor there is a master bedroom with ensuite shower room, three further bedrooms and a family bathroom.

Outside the drive leads to the parking for the converted barn which provides an income as a holiday let. Presented in immaculate condition throughout the barn accommodation consists of a vaulted kitchen/sitting room, a double bedroom with ensuite shower room and a double bedroom with a bathroom on the floor above. The barn has its own paved terrace and an area of off road parking.

The drive continues to a two bay open cart lodge and the cowshed which has been converted to provide two offices and a workshop and could subject to the necessary planning permission be developed to create additional accommodation.

The delightful gardens to the front are laid to lawn with flower beds adjoining the path leading to the front door. The gardens to the rear are predominantly laid to lawn interspersed with a variety of mature trees. A paved terrace is ideal for outside entertaining. There is a productive vegetable garden with soft fruit plants. Adjoining the garden there is a field. With the garden and grounds totaling approximately 2.6 acres.

This charming property also benefits from being located within the much sought after Cranbrook School Catchment Area and a short drive from the mainline station.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1639.3SQ.FT. (152.3SQ.M)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Mains electricity and water. Oil fired central heating. LPG for cooking (farmhouse). Partial underfloor heating. Private drainage.

EPC Rating: n/a

Farmhouse - Tunbridge Wells Borough Council - Council Tax Band F

Barn - Maidstone Borough Council - Council Tax Band D

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



The property is conveniently situated on the rural outskirts of the Wealden village of Staplehurst with its excellent amenities including post office, bank, supermarket and primary school.

The Town of Cranbrook with its eclectic mix of shops, cafe's, restaurants, boutiques etc., is a short drive. The town is dominated by the stone church known locally as "The Cathedral of the Weald".

The mainline station is a short distance and provides commuter services to Charing Cross, London Bridge and Cannon Street (approx 55 minutes).

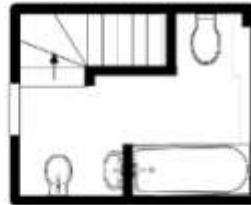
Together with the local primary school and Cranbrook School, there are a variety of state and public schools available in the area including Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Tonbridge.



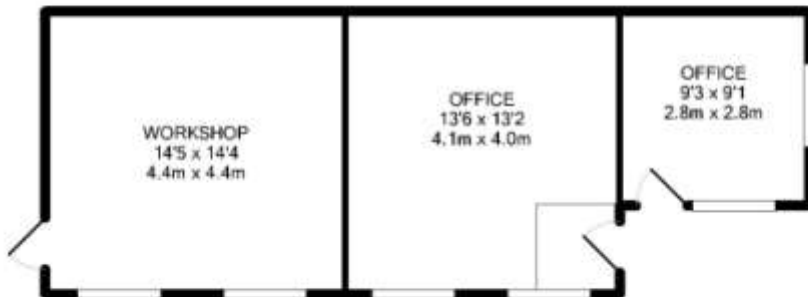
GROUND FLOOR

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 642.05Q.FT. (59.75Q.M)
(not to scale - for layout purposes only)

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1ST FLOOR



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 466.25Q.FT. (43.56Q.M)
(not to scale - for layout purposes only)

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