



Ibbett Mosely

Slaney Road, Staplehurst, Tonbridge TN12 0SE  
Price £570,000



## Well Presented deceptively spacious four bedroom detached property set in delightful and secluded gardens of about 0.07 of an acre.

A well presented extended detached family house situated on the periphery of Staplehurst providing Master bedroom with ensuite shower, Three further bedrooms, Family bathroom, Ground floor cloakroom and two reception rooms and Kitchen/ Breakfast Room. With paved driveway to the front giving parking for several cars leading to an integral garage. The property benefits from delightful gardens garden to the rear with a detached studio, paved patio and decking entertaining area, Wooden Shed and Greenhouse with far reaching views to the rear over farmland. The property is within walking distance to the mainline station.

### DESCRIPTION

Well presented extended detached family house situated in delightful gardens with far reaching views.

The accommodation is arranged over two floors with features including double glazing and gas fired heating.

The Entrance hallway has downstairs cloakroom with wash hand basin and Wc. Stairs to first floor.

The Dining room has double window to the front opening to:

There is a good size sitting room with feature living flame gas fire and patio doors opening to the rear entertaining patio area.

- Well Presented Four bedroom extended detached Property
- Delightful gardens with patio area, pergola and decking
- Master bedroom with two double built-in wardrobes, en suite shower room.
- Two Family Shower/ Bathroom and Ground Floor WC
- Kitchen/ Breakfast Room
- Dining Room has double window to front
- Sitting Room with Living Flame Feature Fireplace
- Far reaching views over farmland
- Outside office with internet, multi power points, two daylight strip lights, Timber shed and Greenhouse
- Brick paved driveway for Parking and Garage

The Kitchen/ Breakfast Room is fitted with base and wall mounted kitchen units with worksurface and tiled surround with two pull out storage units and corner based carousel unit Space for Rangemaster 5 Ring gas range with Rangemaster extractor over, Plumbing and space for Washing machine, Built in Dishwasher, Space for American style fridge/freezer, recess for microwave appliance, Freestanding Island with worksurface surround, breakfast area with patio doors that open out to the rear patio. Tiled flooring

The Four good size bedrooms are arranged over the first floor, incorporating a Master bedroom with two double built-in wardrobes, on suite shower room. Three further bedrooms each having built in double





wardrobes. and have far reaching views over farmland and the lovely gardens. There is well presented family bathroom with bath, Wc and wash hand basin with tiled surround and flooring.

**OUTSIDE**

Outside, the sizable garden is split into separate areas; with paved patio entertaining and terraced area with an attractive Pergola. Outside office with internet, multi power points, two daylight strip lights There is a studio with power and lighting,trees surround and flower bed and far reaching views over farmland. There is side access to the front property.

The brick paviour drive to the front of the property allows parking for several vehicles leading to an integral garage.





## LOCATION

The property is set in the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys supermarket, primary school and walking distance to mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. Located just a few miles south of Maidstone, Staplehurst is a vibrant and friendly village with a great community spirit. With easy access to the town centre, property in Staplehurst also benefits from green spaces and nature reserves nearby, as well as a great mix of independent shops, sports clubs and places to eat.

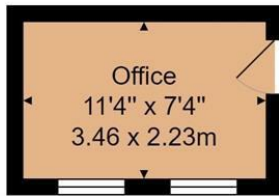
The historic village of Staplehurst has become popular in recent years for its excellent transport links to London. But it's much more than just a commuter hotspot. There's the spectacular Sissinghurst Castle Garden on the doorstep, as well as the High Weald Area of Outstanding Natural Beauty and even the south coast only an hour away by rail or road.

Families are often attracted to property in Staplehurst by the renowned schools nearby. The village is convenient for Cranbrook boarding and day grammar school and other highly-rated secondary schools such as the Benenden Girls' School, Mascalls Academy, and Valley Park School. There are plenty of options for younger kids, including Staplehurst Primary, St Margaret's and Frittenden Church of England primary.



## AGENTS NOTE

Local Authority Kent Council Tax Band: E  
Annual Price: £2,802  
Conservation Area No  
Flood Risk Very Low  
Fixtures and Fittings available by separate negotiation



Approx. Gross Internal Area  
1312 sq. ft / 121.9 sq. m

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

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EPC Rating- C

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