

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**NEWOAK**  
**MARDEN ROAD**  
**STAPLEHURST**  
**KENT TN12 0PD**  
**PRICE £850,000 FREEHOLD**



The Estate Office, Crampton House  
High Street, Staplehurst  
Kent, TN12 0AU



enquiries@radfordsestates.co.uk  
www.radfordsestates.co.uk  
01580 893152

# NEWOAK, MARDEN ROAD, STAPLEHURST, KENT, TN12 0PD

**A SUBSTANTIAL AND EXTENDED DETACHED FAMILY HOUSE BUILT IN 1986 BY A LOCAL MASTER BUILDER, WITH SPACIOUS AND WELL-PLANNED ACCOMMODATION.**

**RECEPTION HALL, SPACIOUS CLOAKROOM, DRAWING ROOM, DINING ROOM, STUDY, MORNING ROOM, CONSERVATORY, QUALITY HAND-MADE FITTED KITCHEN, UTILITY ROOM, GALLERIED LANDING, BEDROOM WITH ENSUITE, FURTHER BEDROOM WITH ENSUITE, FURTHER TWO BEDROOMS, FAMILY BATHROOM, LARGE BOARDED ATTIC AREA WITH POTENTIAL FOR ANOTHER THREE ROOMS, BEAUTIFULLY LANDSCAPED GARDENS AND FEATURE LAKE, CAR PARKING FOR SEVERAL CARS WITH ADJOINING DOUBLE SIDE CAR PORT COVERED AREA FOR AT LEAST TWO CARS, CRANBROOK SCHOOL CATCHMENT AREA**

**VIEWINGS** Strictly by appointment with the Agent as above.

**DIRECTIONS** From the centre of Staplehurst, turn into the Marden Road at the main traffic lights. Continue along and shortly after passing North Down, the entrance to New Oak will be found on the right-hand side.

## **DESCRIPTION**

New Oak was built in 1986 by Knibbs & Dryland, local master builders, to a very high standard and specification. Having been extended and updated, the property now offers spacious family living accommodation. The kitchen is well fitted out with handmade units made by quality craftsman. An internal inspection is highly recommended.

The property is set on the outskirts of the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys supermarket, primary school and 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. The property falls within the Cranbrook School catchment area.



# NEWOAK, MARDEN ROAD, STAPLEHURST, KENT, TN12 0PD

The accommodation with approximate dimensions comprises:-

## **COVERED PORCH**

Front door with leaded side screens opening to:-

## **RECEPTION HALL**

Fitted carpeting with inset coconut door mat. Panelled radiator. Understairs cupboard. Room thermostat.



## **CLOAKROOM**

Spacious with low-level WC suite. Hand wash basin. Panelled radiator. Feature circular leaded window. Fitted spotlights.



# NEWOAK, MARDEN ROAD, STAPLEHURST, KENT, TN12 0PD

## DRAWING ROOM

19'9" x 16'0". Leaded window to front. Glazed panelled door opening through to reception hall and similar door to side access. A feature of this room is the corner feature brick fireplace in Inglenook style, with woodburning stove and separate hand-built quality units housing television etc. Fitted carpeting. Panelled radiator. 5 wall lights.



## DINING ROOM

16'0" x 11'9". Double glazed casement doors opening to rear garden. Fitted carpeting. Panelled radiator. 4 wall lamps. Side window. Corner brick-built fireplace with woodburning stove. Glazed casement doors opening through to:-



# NEWOAK, MARDEN ROAD, STAPLEHURST, KENT, TN12 0PD

## MORNING ROOM

15'1" x 11'8". Window to rear. Panelled radiator. 4 wall lights. Amtico floor covering.



## QUALITY CONSERVATORY

12'5" x 11'0". Double doors opening onto garden. Glazed with fitted blinds. Radiator. Tiled flooring.



## NEWOAK, MARDEN ROAD, STAPLEHURST, KENT, TN12 0PD

### STUDY

11'8" x 9'5". Leaded window to front. Fitted carpeting. Panelled radiator. Quality fitted hand-made oak units. Fireplace with fitted gas fire. TV point.



### KITCHEN

15'0" x 11'7". Two windows to side. Fully fitted with range of base and eye level units, hand-finished in light oak with worktop surfaces. Stainless steel 1½ bowl sink unit with mixer tap. 5-ring AEG stainless steel gas hob with extractor over. Stainless steel Neff double oven with matching Neff microwave under. Integrated AEG dishwasher and Miele integrated fridge. Central gondola with granite worktop surface, incorporating various cupboards, drawers and wine rack. Fitted spotlights.



# NEWOAK, MARDEN ROAD, STAPLEHURST, KENT, TN12 0PD

## UTILITY ROOM

11'8" x 6'9". Double glazed window to side and door to garden. Fitted with hand-made matching units, incorporating deep butler sink. Space and plumbing for washing machine. Panelled radiator. Spotlights. Wall-mounted Glow Worm gas fired boiler serving domestic hot water and central heating.



Staircase with fitted carpet to:-

## LARGE GALLERIED LANDING

Leaded window to front. Fitted carpeting. Panelled radiator. Triple range of fitted cupboards and airing cupboard.



# NEWOAK, MARDEN ROAD, STAPLEHURST, KENT, TN12 0PD

## BEDROOM

13'10" minimum x 11'9". Two windows to rear. Panelled radiator. Fitted carpeting. Two wall light points. TV point. Range of fitted triple wardrobe cupboards. Corner range of fitted book shelving. Door off to:-



## EN SUITE

12'1" x 7'4". Window to rear. Panelled radiator. Half-tiled walls. Shower cubicle. Hand wash basin in vanity unit. Panelled bath. Mirrored medicine cabinets. Fitted spotlights.





# NEWOAK, MARDEN ROAD, STAPLEHURST, KENT, TN12 0PD

## BEDROOM 2

15'1" x 12'0" minimum. Window to rear. Panelled radiator. Fitted carpeting.



## FAMILY BATHROOM

Window to side. Bath. Shower cubicle with shower. Hand wash basin. WC. Half-tiled walls. Tiled flooring.



## BEDROOM 3

13'0" x 12'8". Window to front. Panelled radiator. Fitted carpeting. Single cupboard. Door off to:-

## EN SUITE

Shower cubicle. Hand wash basin. Low level WC suite. White fitted towel rail. Spotlights.

## BEDROOM 4

12'8" x 12'0". Window to front. Panelled radiator. Fitted carpeting.

## ATTIC AREA

This area is spacious, measuring 40'4" x 16'4". Currently boarded and, subject to planning permission, could offer another 3 bedrooms at least.

# NEWOAK, MARDEN ROAD, STAPLEHURST, KENT, TN12 0PD

## OUTSIDE

New Oak is approached through gates over a herringboned driveway, providing adequate car parking to the front of the property and to the side, with double car port area. The front garden features a small lake with numerous shrubs and trees. To the side of the property is a paved courtyard terrace area with feature plant borders interspersed. To the side of this is a Botanic glasshouse by Hartley measuring 15'0" x 8'0" with water and electricity laid on. The framework is double-coated aluminium. The remaining rear garden is well established and laid mainly to lawn with copious shrubs and bushes, and trelliswork with gravelled side area leading to the bottom of the garden. To the rear of the garden is a further paved terraced area with barbeque and power point.



## COUNCIL TAX

Maidstone Borough Council Tax Band G

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

## MONEY LAUNDERING REGULATIONS

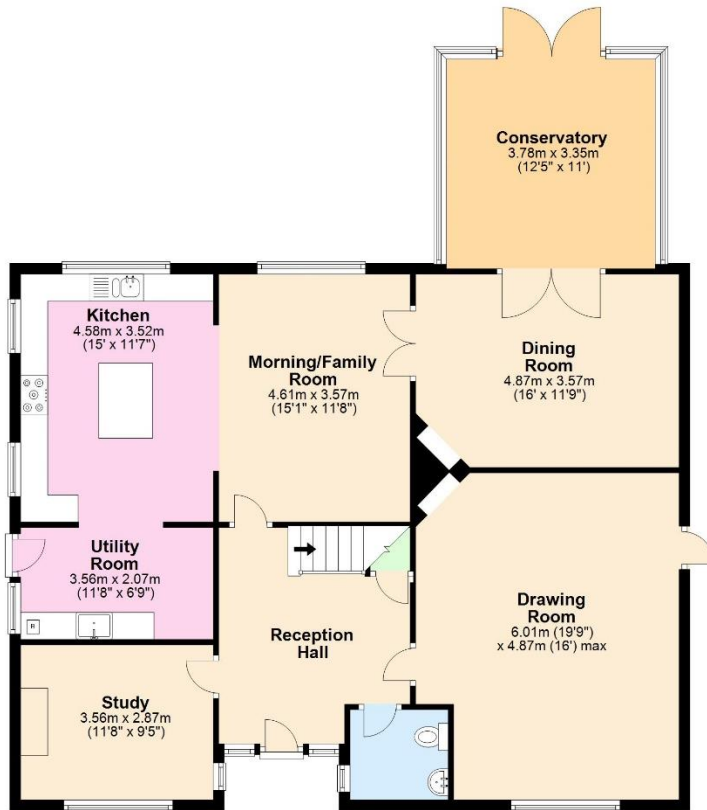
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.*

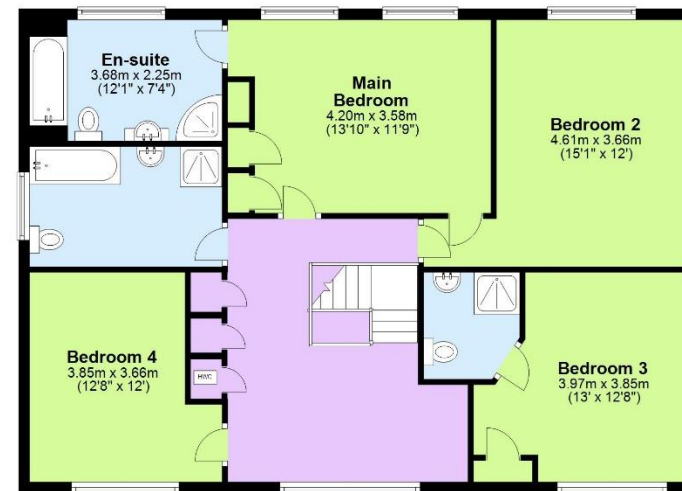
# NEWOAK, MARDEN ROAD, STAPLEHURST, KENT, TN12 0PD

## FLOORPLANS

Ground Floor



First Floor



Total area: approx. 235.0 sq. metres (2529.2 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.