

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**8 CROSS AT HAND COTTAGES
MAIDSTONE ROAD
STAPLEHURST
TN12 0RJ
PRICE £385,000 FREEHOLD**



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



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

8 CROSS AT HAND COTTAGES, MAIDSTONE ROAD, MARDEN, KENT, TN12 0RJ

A BEAUTIFULLY REFURBISHED AND EXTENDED MID-TERRACED PERIOD COTTAGE BELIEVED TO BE OVER 350 YEARS OLD WITH A WEALTH OF EXPOSED BEAMS AND INGLENOOK FIREPLACE

ENTRANCE VESTIBULE, LIVING ROOM, DINING ROOM, WELL-FITTED KITCHEN, BATHROOM, THREE BEDROOMS, SHOWER ROOM, GARDENS AND CAR PARKING

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the Staplehurst proceed through the village in the Maidstone direction and after leaving the village continue for about $\frac{3}{4}$ of a mile. Just after the turning off right for Chart Sutton, Cross at Hand Cottages will be found on the right-hand side.

DESCRIPTION

Believed to be over 350 years old, this beautifully refurbished period cottage was extended approximately 100 years ago. The property offers idyllic family living accommodation with electric, gas and a 30-year timber treatment guarantee. Great care has been taken to preserve the period character which includes exposed beams, inglenook fireplace and Victorian fireplaces. The kitchen and bathrooms have all been fitted to a high-quality standard and a new central heating system installed with vintage style quality radiators. The internal doors are solid Oak.

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.



8 CROSS AT HAND COTTAGES, MAIDSTONE ROAD, MARDEN, KENT, TN12 0RJ

Oak front door opening to:

ENTRANCE VESTIBULE

Leaded windows. Further oak door opening through to:

LIVING ROOM

Double glazed leaded window to front. Fine inglenook fireplace with oak bressummer beam with original bake oven. Exposed brickwork. Meter cupboard. Radiator. Oak stripped flooring. Exposed beams. Oak frame beam divider leading through to:

DINING ROOM AREA

Oak stripped flooring. Radiator. Twin wall lights. Exposed beams. Understairs cupboard.

KITCHEN

Oak stripped flooring. Refitted out with a range of high-quality base and eye level units with solid oak worktop surface area and inset butler style sink with mixer tap. Integrated induction hob with extractor hood and oven, integrated fridge, dishwasher, washing machine and freezer. Spotlights. Column radiator. Lantern borrowed light roof lights. Cupboard housing gas-fired boiler serving domestic hot water and central heating.

BATHROOM

Refitted out with quality shaped freestanding bath with handheld shower. WC. Wash basin in vanity unit. Half-boarded walls. Radiator. Leaded window to side.

STAIRCASE

Exposed beams. Leading to:

LANDING

Fitted carpeting.

BEDROOM 1

Window to front. Exposed beams. Radiator. Exposed brickwork and fireplace housing original Victoria ducks nest fireplace. Fitted carpeting. Fitted wall lights. TV aerial socket.

BEDROOM 2

Window to rear. Radiator. Fitted carpeting. Built-in wardrobe with shelving. TV aerial socket.

SHOWER ROOM

Walk-in shower. Hand wash basin in vanity unit. WC. TV aerial socket.

STAIRCASE

Leading to:

SECOND FLOOR THIRD BEDROOM

Uniquely incorporated within the original roof area with Velux style window to front and windows to rear. Exposed beams. Radiator. Built-in wardrobe with shelving. TV aerial socket.

OUTSIDE

The property enjoys an area of frontage leading to front door. To the rear is the main garden accessed from the kitchen area with a multi-operational door in traditional leaded light style with tilt/stable attachment. There is a quality paved terraced area and path. The remaining garden is laid to lawn and is fully fenced. Outside lighting. Outside tap. Gate leading through to further car parking area and rear access from side lane. Additional area of garden uncultivated at present but providing further car parking space and has historically been a vegetable garden.

COUNCIL TAX

Maidstone Borough Council Tax Band D



8 CROSS AT HAND COTTAGES, MAIDSTONE ROAD, MARDEN, KENT, TN12 0RJ



8 CROSS AT HAND COTTAGES, MAIDSTONE ROAD, MARDEN, KENT, TN12 0RJ



8 CROSS AT HAND COTTAGES, MAIDSTONE ROAD, MARDEN, KENT, TN12 0RJ



8 CROSS AT HAND COTTAGES, MAIDSTONE ROAD, MARDEN, KENT, TN12 0RJ



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

MONEY LAUNDERING REGULATIONS

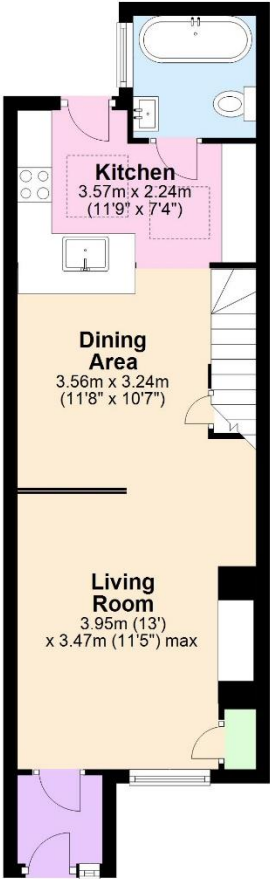
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

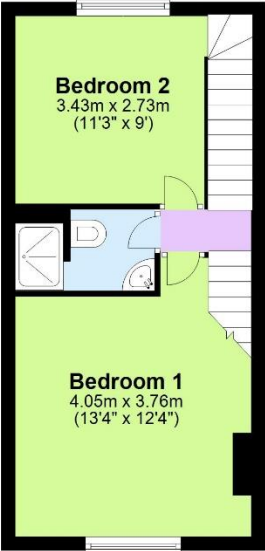
8 CROSS AT HAND COTTAGES, MAIDSTONE ROAD, MARDEN, KENT, TN12 0RJ

FLOORPLANS

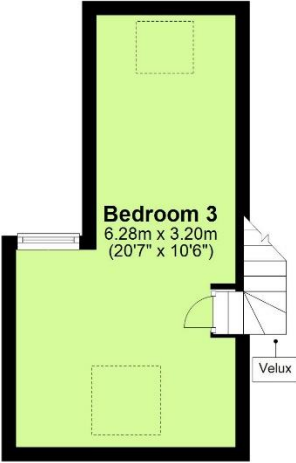
Ground Floor



First Floor



Second Floor



Total area: approx. 82.9 sq. metres (892.3 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.

