

RADFORDS
ESTATE AGENTS

Village Houses



**16 THE QUARTER
CRANBROOK ROAD
STAPLEHURST
KENT TN12 0EP**

PRICE £395,000 FREEHOLD



The Estate Office, Crampton House
High Street, Staplehurst
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rightmove  onTheMarket.com Zoopla  PrimeLocation.com  The Property Ombudsman  RPA  CMP

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A LOVELY MID-TERRACED PERIOD COTTAGE BACKING ONTO OPEN FARMLAND WITH LARGE GARDEN

SITTING ROOM, DINING ROOM, KITCHEN, REAR LOBBY, BATHROOM, LANDING, TWO BEDROOMS, LOVELY OLD-WORLD STYLE GARDEN OVERLOOKING FARMLAND, PARKING FOR TWO CARS

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Staplehurst proceed in the Cranbrook direction along the Cranbrook Road and after passing Pinnock Lane, the cottage will be found a short way along on the right-hand side. Immediately opposite the cottage are two car parking spaces allocated to the property.

DESCRIPTION

Believed to date back to the mid 1800's, an opportunity to acquire a lovely village property situated on the outskirts of the village of Staplehurst. The position of the property is unrivalled overlooking open farmland to the rear. The property also has the benefit of a garden house to the rear with light and power, ideal for working from home. 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.



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FRONT

The cottage is approached through a gate with an attractive stone wall surround. Paved area. Useful log store area.

SITTING ROOM

Window to front. Laminate flooring. Radiator. Fireplace with fitted wood burning stove. Original beams.

DINING AREA

Laminate flooring. Radiator. Ceiling spotlights. Opening through to:

KITCHEN AREA

Fitted with base and eye level units with in-built sink unit. Gas hob. Neff oven. Extractor hood. Washing machine. Dishwasher. Tiled flooring. Original beams.

REAR LOBBY

Access to loft area. Door opening to garden. Tiled flooring.

BATHROOM

Panelled bath with shower attachment and screen. Hand wash basin. WC. Radiator. Chrome heated towel rail. Airing cupboard with additional internal radiator. Useful cupboard.

STAIRCASE

Fitted carpet. Leading to:

LANDING

Fitted carpeting.

BEDROOM 1

Double glazed leaded window to front. Feature ducks nest fireplace. Fitted carpet. Radiator.

BEDROOM 2

Double glazed window to rear. Cupboard housing boiler serving domestic hot water and central heating. Airing cupboard. Radiator. Fitted carpeting.

OUTSIDE

The garden extends to the rear and broadens out overlooking open farmland. Paved terraced area with herbaceous borders. Brick pathway leading to additional area of lawn with established flower borders eventually backing onto open farmland. To the rear there is a timber framed garden house, ideal for a summerhouse or working from home with light and power, currently fitted with cloakroom and shower which is non-operative at present. Greenhouse.

AGENTS NOTE

There is a licence to park two cars opposite the property at a cost of £50 per month.

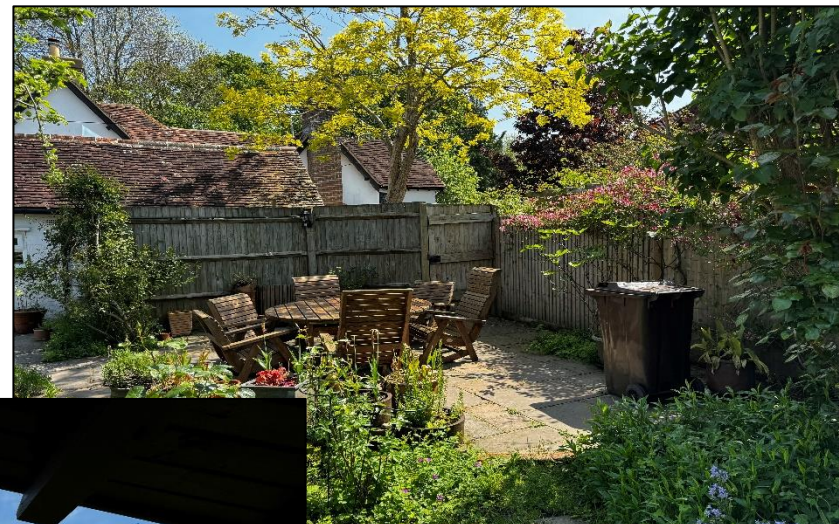
COUNCIL TAX

Maidstone Borough Council Tax Band C

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	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.

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FLOORPLANS



Total area: approx. 56.8 sq. metres (611.5 sq. feet)

Note - Dimensions are approximate

Floor area of Garden House not included in total area

Plan produced using PlanUp.