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ESTATE AGENTS

*Country Homes*

**No Onward  
Chain**



**LAVENDER COTTAGE  
TURLEY FARM  
COUCHMAN GREEN LANE  
STAPLEHURST  
TN12 0RS  
PRICE £950,000 FREEHOLD**



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# LAVENDER COTTAGE, TURLEY FARM, COUCHMAN GREEN LANE, STAPLEHURST, TN12 0RS

**A CHAIN FREE PROPERTY SITUATED IN A LOVELY RURAL SETTING ON THE OUTSKIRTS OF THE VILLAGE OF STAPLEHURST BUT WITHIN WALKING DISTANCE OF THE MAINLINE STATION AND SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA.**

**ENTRANCE HALL, LIVING ROOM, FAMILY ROOM, QUALITY FITTED KITCHEN/DINING ROOM AREA, CLOAKROOM, LANDING, BEDROOM 1 WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, BEAUTIFULLY PRESENTED GARDENS AND TERRACED AREA, DOUBLE GARAGE, CAR PARKING FOR THREE CARS**

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

**DIRECTIONS** From the A229 Maidstone Road out of Staplehurst, after passing over the railway bridge take the first turning right into Couchman Green Lane. Continue along and the entrance to Turley Farm will be found on the left-hand side after about ¼ of a mile. Proceed through to the end and the property will be found on the left-hand side.

## **DESCRIPTION**

An opportunity to acquire a deceptive, spacious and beautifully presented detached family residence built in 2002 to a high standard and subsequently extended in 2017. Quality is the key word for this property with spacious and well-fitted quality kitchen. The dining area has been created to an Orangery effect overlooking the rear garden. Quality double glazing throughout with fitted slatted shutters on most windows. The bathrooms are to a high standard. An internal inspection is highly recommended to appreciate what is on offer.

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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The accommodation comprises:

## **COVERED ENTRANCE PORCH**

Front door opening to:

## **ENTRANCE HALL**

Amtico flooring. Covered radiator. Useful understairs study area with built-in working area.

## **CLOAKROOM**

Vanity hand wash basin. WC. Radiator. Amtico flooring.

## **LIVING ROOM**

Window to front. Amtico flooring. Radiator. Feature pine fireplace housing Victorian style open fireplace.

## **KITCHEN/DINING ROOM**

### ***Dining Area:***

An interesting room with an Orangery effect. Bifold doors opening onto garden. Amtico flooring. Two radiators. Exposed brickwork.

### ***Kitchen Area:***

Two windows to rear. Fully refitted with quality base and eye level units by Howdens in shaker style. Quality worktop surface incorporating twin butler style sink with filter and mixer tap. Integrated slide and hide oven with warming facilities. Induction 5 ring electric hob with extractor hood over. Integrated wine cooler. Integrated fridge freezer. Integrated dishwasher. Additional range of fitted wall cupboards. Skirting lighting. Door off to:

## **UTILITY AREA**

Door opening to side. Provision for stacked washing machine and tumble drier. Useful fitted cupboard.

## **FAMILY ROOM**

Window to front. Amtico flooring.

## **STAIRCASE**

Fitted carpeting. Leading to:

## **GALLERIED LANDING**

Radiator. Access to partially boarded and insulated loft area. Airing cupboard with shelving.

## **BEDROOM 1**

Window to rear. Fitted carpeting. Radiator. Full range of quality fitted wardrobe cupboards with hanging and shelving area.

## **ENSUITE**

Window to side. Underfloor heating. Shower cubicle with fitted power shower. Vanity wash basin recently fitted. WC. Mirror.

## **BEDROOM 2**

Window front. Radiator. Amtico flooring. Fitted wardrobe cupboards.

## **BEDROOM 3**

Window to rear. Amtico flooring. Radiator. Fitted wardrobe cupboard.

## **BEDROOM 4**

Window to front with fitted blind. Radiator. Fitted carpeting.

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## FAMILY BATHROOM

Shaped bath with quality fitted shower with shower curtain. Vanity handwash basin. WC. Chrome heated towel rail.

## OUTSIDE - FRONT

The property is along a private road and approached through a five-bar gated frontage with hedging providing gravelled area of parking for at least 3 cars with access to:

## DOUBLE GARAGE

Twin up and over doors. Useful storage area behind.

## OUTSIDE – REAR

There is access either side of the property. One of the features is the side private terrace area. The remaining garden is laid to lawn, a feature of which is the split-level area immediately leading from the dining area. The garden is fully fenced with established shrubs and trees. Additional terrace area.

## AGENTS NOTE:

Oil-fired central heating. Mains water. Electricity. Private drainage.

## COUNCIL TAX

Maidstone Borough Council Tax Band TBC

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## 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.*

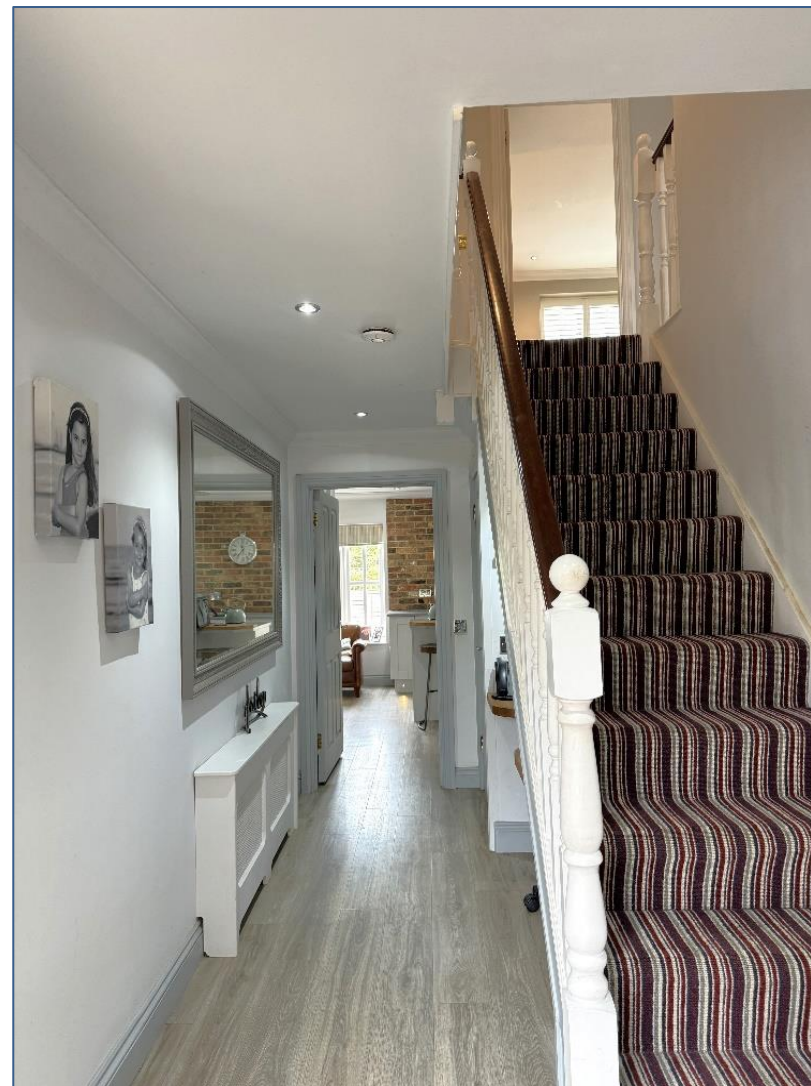
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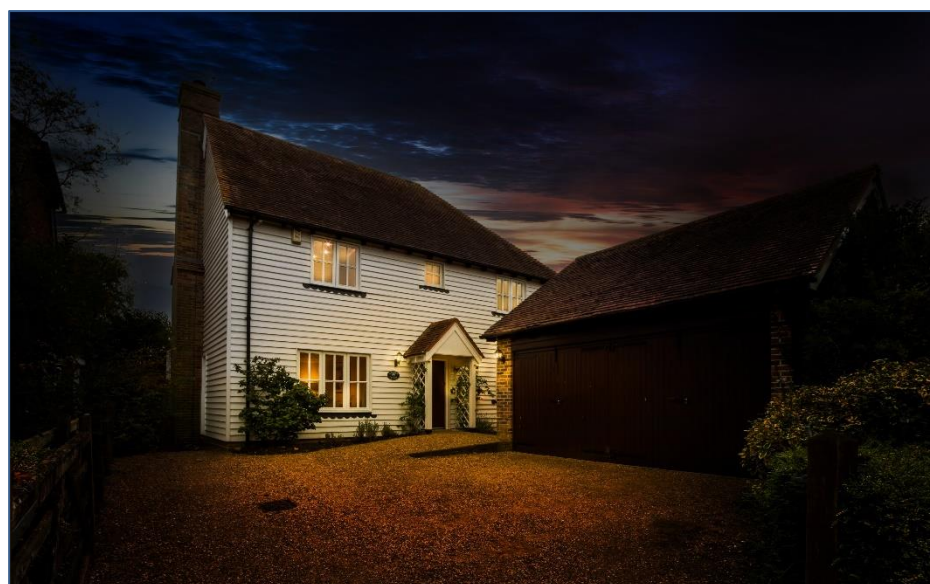
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## FLOORPLANS



Total area: approx. 149.9 sq. metres (1613.8 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.