

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**10 LONG STRAKES
STAPLEHURST
KENT
TN12 0GT
PRICE £674,995 FREEHOLD**



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



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

10 LONG STRAKES, STAPLEHURST, KENT, TN12 0GT

THE SALES PRICE IS APPLICABLE PROVIDED A SALE IS COMPLETED BY THE 20TH DECEMBER 2024

AN IMMACULATELY PRESENTED NEW DETACHED HOME SITUATED ON A CORNER PLOT IN THE SELECT DEVELOPMENT OF 'THE MEADOWS' SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

RECEPTION HALL, CLOAKROOM, SITTING ROOM, STUDY/DINING ROOM, KITCHEN/DINING AREA, UTILITY AREA, LANDING, BEDROOM 1 WITH ENSUITE, BEDROOM 2 WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, DOUBLE GARAGE WITH PARKING SPACE AND ELECTRIC CAR CHARGING POINT

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From Staplehurst proceed to the main crossroads, turn into Headcorn Road and the second turning on the left into Long Strakes. Continue along and the property will be found on the right-hand side on the corner into Slade Drive.

DESCRIPTION

A beautifully presented and finished to very high standard. The accommodation is spacious and well-planned and conveniently situated within a short walk to the mainline railway station, village shops and amenities.

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.



10 LONG STRAKES, STAPLEHURST, KENT, TN12 0GT

RECEPTION HALL

Door opening through to:

CLOAKROOM

WC. Hand wash basin. Tiled flooring. Radiator.

SITTING ROOM

Double aspect. Fitted carpeting. Two ceiling lights.

STUDY/DINING ROOM

Double aspect. Fitted carpeting.

KITCHEN EXTENDING THROUGH TO DINING AREA

Conveniently situated across the rear of the property.

Kitchen Area

Fitted out with quality base and eye level units. Five ring gas hob extractor hood over. Oven. Dishwasher. Integrated fridge freezer.

Dining Area

Bi-fold doors opening to rear garden.

STAIRCASE

Leading to:

LANDING

Airing cupboard.

BEDROOM 1

Double aspect. Fitted carpeting. Radiator.

ENSUITE

Shower cubicle. WC. Hand wash basin. Heated towel rail.

BEDROOM 2

Window to rear. Fitted carpeting. Radiator.

ENSUITE

Shower cubicle. WC. Hand wash basin. Heated towel rail.

BEDROOM 3

Window to front. Fitted carpeting. Radiator.

BEDROOM 4

Window to rear. Fitted carpeting. Radiator.

BEDROOM 5

Window to rear. Fitted carpeting. Radiator.

FAMILY BATHROOM

Bath with fitted shower and screen. Walk-in shower cubicle. WC. Hand wash basin. Heated towel rail.

OUTSIDE

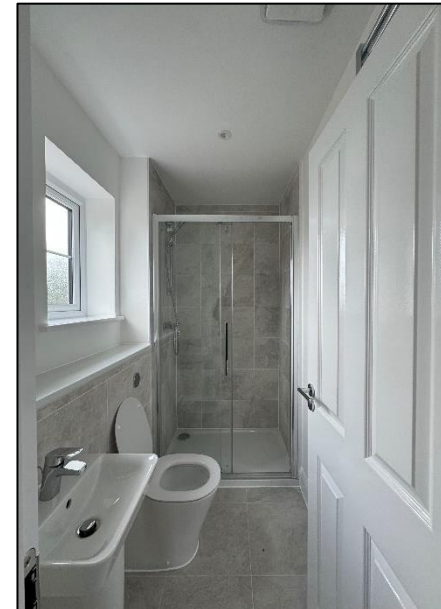
The property enjoys a frontage area occupying a corner plot with car parking space and double garage (light, power and electric car charging point).

The rear garden is neatly laid out to lawn with patio area.

10 LONG STRAKES, STAPLEHURST, KENT, TN12 0GT



10 LONG STRAKES, STAPLEHURST, KENT, TN12 0GT



10 LONG STRAKES, STAPLEHURST, KENT, TN12 0GT



10 LONG STRAKES, STAPLEHURST, KENT, TN12 0GT



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: B

MONEY LAUNDERING REGULATIONS

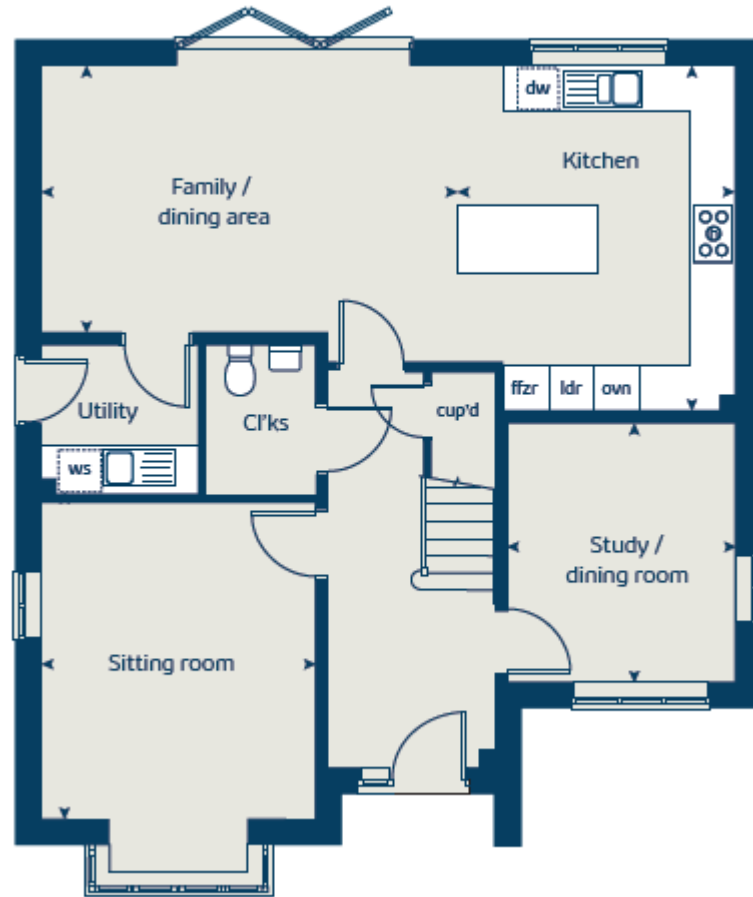
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

10 LONG STRAKES, STAPLEHURST, KENT, TN12 0GT

FLOORPLANS

Ground floor



First floor

