

RADFORDS
ESTATE AGENTS

Village Houses



**OBERON
STATION ROAD
STAPLEHURST
KENT TN12 0QG
PRICE £550,000 FREEHOLD**



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A SPACIOUS, EXTENDED AND REFURBISHED FAMILY HOME BELIEVED TO DATE BACK TO THE 1950'S. THE PROPERTY IS SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA.

ENTRANCE HALL, DOWNSTAIRS CLOAKROOM/SHOWER ROOM, INNER LOBBY, LIVING ROOM, DINING ROOM, REFURBISHED AND EXTENDED KITCHEN/BREAKFAST ROOM, FOUR BEDROOMS, FAMILY BATHROOM, SPACIOUS, BOARDED AND CARPETED ATTIC WITH LAPSED PLANNING PERMISSION, LARGE, WELL-MAINTAINED AND SECLUDED GARDEN TO THE REAR, CAR PARKING FOR SEVERAL CARS, 2 GARAGES AND ADDITIONAL CARPORT.

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst proceed to the main traffic lights, continue in the Maidstone direction and the property will be found a short way along on the right-hand side.

DESCRIPTION

An outstanding opportunity to acquire a substantial family home having been extended and refurbished to a very high standard throughout with a superb quality kitchen. The property is spacious and well-presented and benefits from full gas-fired central heating and replacement windows. There is scope for additional bedroom space in the attic (subject to planning permission). The property is conveniently situated to be within easy walking distance of the mainline station and Sainsburys supermarket.

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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ENTRANCE PORCH

Replacement front door opening through to:

VESTIBULE

New door opening into:

ENTRANCE HALL

Antico flooring. Radiator with cover. Two useful understairs cupboards. Glazed double doors opening through to:

LIVING ROOM

Bay leaded windows to front. Laminate flooring. Radiator. Fireplace with fitted log burner and hearth.

DINING ROOM

Window to side. Ceramic tiled flooring. Radiator. Disused fireplace.

INNER LOBBY

Radiator. Door off to:

SHOWER ROOM

Corner shower cubicle. WC. Hand wash basin in vanity unit. Ceramic tiled flooring. Radiator.

KITCHEN/BREAKFAST ROOM

Window to rear. Two Velux roof lights. Double doors opening onto rear garden. Fitted out with quality base and eye level units to all elevations with matching island. Inset single drainer sink unit finished in black. Twin separate fridge and freezer units. Integrated washing machine. Electra dishwasher. Useful pull-out bin storage area. Gas-fired Smeg range with five hot plates. Ceramic tiled flooring. Tiled splashbacks. Vertical radiator.

STAIRCASE

Fitted carpeting. Leading to:

SPACIOUS GALLERIED LANDING

Radiator with cover. Double wardrobe cupboard. Access to:

SPACIOUS, BOARDED AND CARPETED ATTIC WITH LAPSED PLANNING PERMISSION

Spacious loft area with good headroom, carpeted, with skylight window and lighting- Planning permission was historically granted for conversion in this area but has now lapsed. Gas-fired boiler serving domestic hot water and central heating.

BEDROOM 1

Bay window to front. Radiator. Fitted carpeting. Fitted out with full range of fitted wardrobe cupboards (two with hanging and one with shelving).

BEDROOM 2

Window to side. Fitted carpeting. Radiator with cover.

BEDROOM 3

Window to rear. Fitted carpeting. Radiator.

BEDROOM 4

Window to front. Fitted carpeting. Radiator.

FAMILY BATHROOM

Two windows to rear. Panelled bath with hand shower. Independent shower cubicle. Hand wash basin in vanity unit. WC. Vertical towel rail. Ceramic tiled flooring.

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FRONT

The property is approached over a driveway providing parking for at least three cars with established hedging. Access to:

SPACIOUS GARAGE

Up and over door extending to carport area. External lighting and power points. Additional single garage, access from rear of property.

REAR

The rear garden is spacious and well laid out as shown in the photographs. Paved terraced area. Outside taps. The garden is laid out into sections with useful summerhouse. Paved path and lawn area. Feature garden seat. Additional play area with quality play swing. Aluminium glazed and framed greenhouse. Rear gated access with additional parking and access to single garage.

COUNCIL TAX

Maidstone Borough Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 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.

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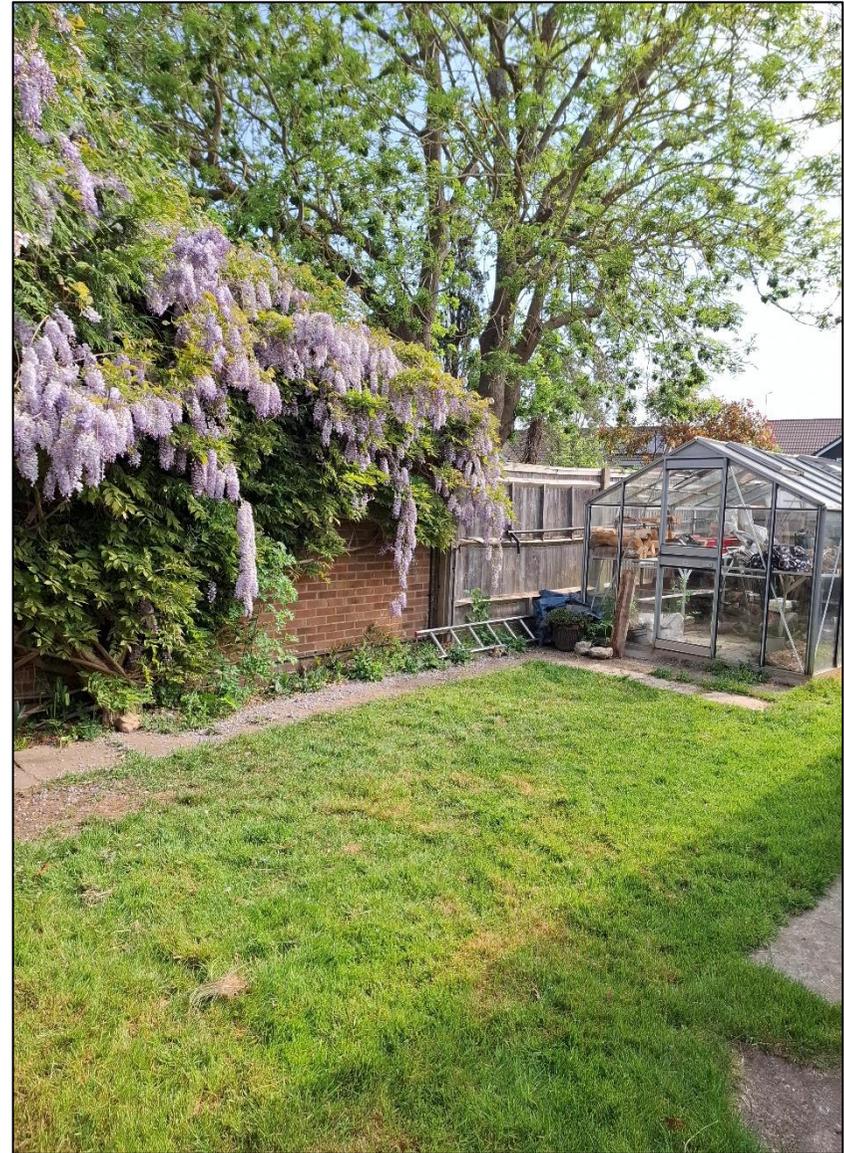
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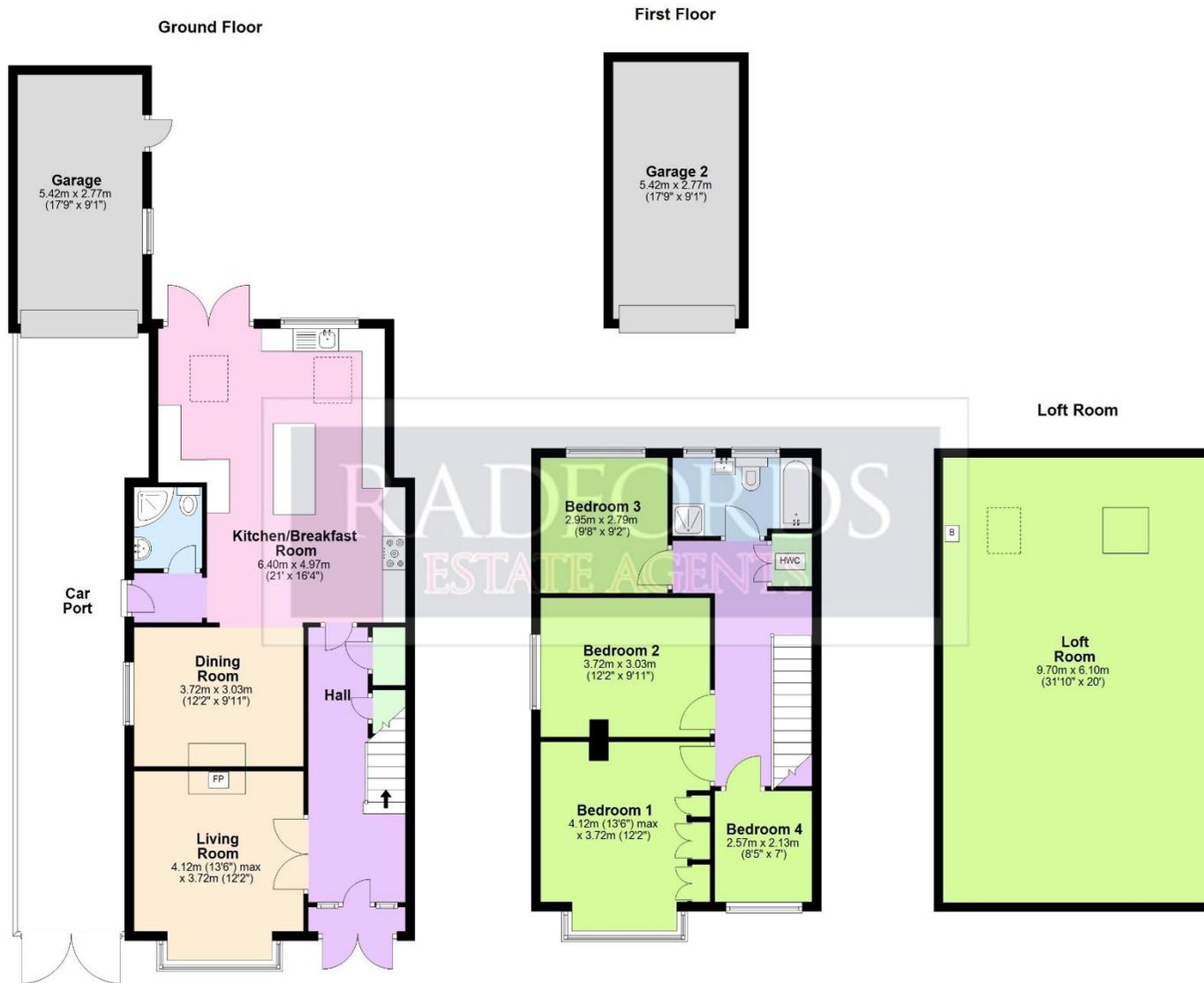


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FLOORPLANS



Total area: approx. 133.7 sq. metres (1439.6 sq. feet)

Note: Garage areas not included in floor area
Plan produced using PlanUp.