

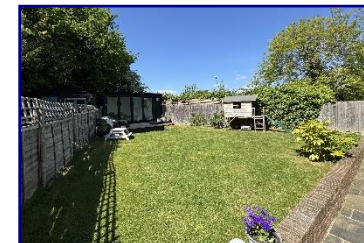
RADFORDS
ESTATE AGENTS

Village Houses



**ROBERTS COTTAGE
STATION ROAD
STAPLEHURST
KENT TN12 0QE**

PRICE GUIDE £575,000 FREEHOLD



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

rightmove

onTheMarket.com

Zoopla

PrimeLocation.com

APPROVED CODE

The Property Ombudsman

RLA

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ROBERTS COTTAGE, STATION ROAD, STAPLEHURST, KENT, TN12 0QE

AN OUTSTANDING, BEAUTIFULLY PRESENTED AND EXTENDED COTTAGE CONVENIENTLY SITUATED WITHIN THE VILLAGE WITH EASY ACCESS TO ALL AMENITIES AND MAINLINE STATION. SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA.

ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM, WELL-PLANNED KITCHEN, INNER LOBBY, WALK-IN SHOWER ROOM, CONSERVATORY AREA, LANDING, THREE BEDROOMS, FAMILY BATHROOM, ENCLOSED FRONTAGE AND CAR PARKING, GARAGE, GARDEN AND TERRACE AREA, SUMMERHOUSE

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed into Station Road and just before approaching the roundabout, the entrance to Roberts Cottage will be found on the left-hand side opposite Fishers Road and is approached through electric gate.

DESCRIPTION

An exceptional opportunity to acquire a beautifully refurbished and extended detached cottage. No expense has been spared in providing quality living accommodation, tastefully designed to blend in with modern day living whilst keeping the character of the cottage. The central heating has been upgraded to provide original traditional style radiators. Quality replacement doors and some traditional doors have been retained. An internal inspection is highly recommended to appreciate what is on offer.

One of the main features is the secluded privacy once within the curtilage of the property.

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 HALL

Approached through traditional door. Ceramic flooring. Secondary door opening through to:

LIVING ROOM

Parquet flooring. A feature of the room is the fireplace with stone hearth, beam, integrated electric stove and adjoining side shelving. Two radiators. Spotlights.

DINING ROOM

Window to rear. Oak effect laminate flooring. Radiator. Exposed beams. Spotlights.

QUALITY CONSERVATORY

Ceramic tiled flooring. Glazed elevations.

KITCHEN

L-shaped. Ceramic tiled flooring with under floor heating with wall control panel. Fitted out with range of base units finished with hardwood surfaces incorporating deep butler style sink with monobloc combined tap. Additional area of units with marble worktop surface. Velux ceiling windows electrically operated by a wall control. Rangemaster with induction hob. Integrated dishwasher. Understairs cupboard ideal for housing fridge freezer etc. Door off to:

LOBBY AREA

Door leading through to:

SHOWER ROOM

Quality fitted wet room incorporating twin showers. Hand wash basin. WC. Hexagonal mosaic floor to ceiling tiles. Combined radiator/towel rail. Velux window.

STAIRCASE

Fitted carpeting. Leading to:

LANDING

Access to loft area. Window to side. Radiator.

BEDROOM 1

Window to front. Fitted carpeting. Radiator. Uplighters. Built-in chest of drawers, TV unit and cupboards in eaves.

BEDROOM 2

Two windows to side. Radiator. Fitted carpeting. Exposed beams. Range of cloth hanging rails.

BEDROOM 3

Window to rear. Fitted carpeting. Radiator. Additional hanging rail.

FAMILY BATHROOM

Quality bathroom fitted out with hip style bath with handheld shower arrangement. Hand wash basin. WC. Combined towel rail/radiator. Ceramic tiled flooring.

OUTSIDE

One of the features of this delightful cottage is the secure and enclosed frontage area approached by electrically operated sliding gate (Hik System). Gated driveway which can comfortably fit five cars. Area of lawn. A side gate leads through to terraced paved area extending to the side, the present owners currently have a hot tub installed. The garden is beautifully presented with the terraced area extending to the rear with a low brick retaining wall. The garden is laid mainly to lawn and fully enclosed. Outside garden shower. Log store. Summer house.

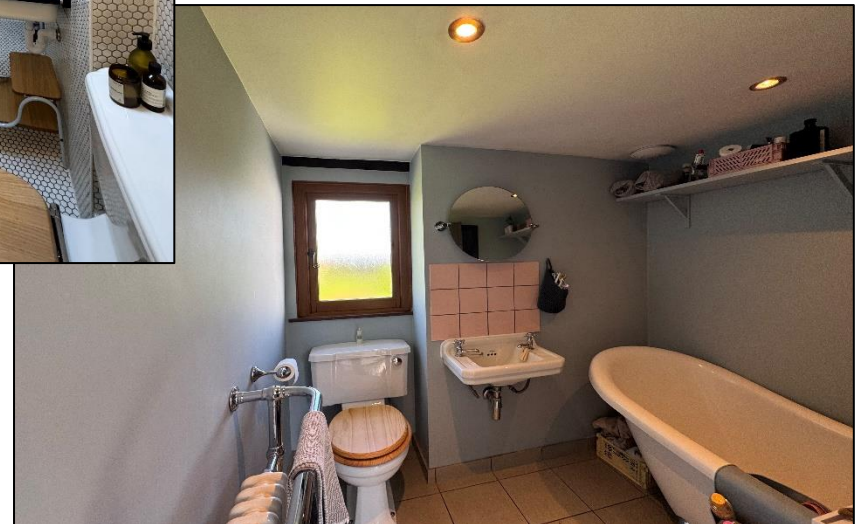
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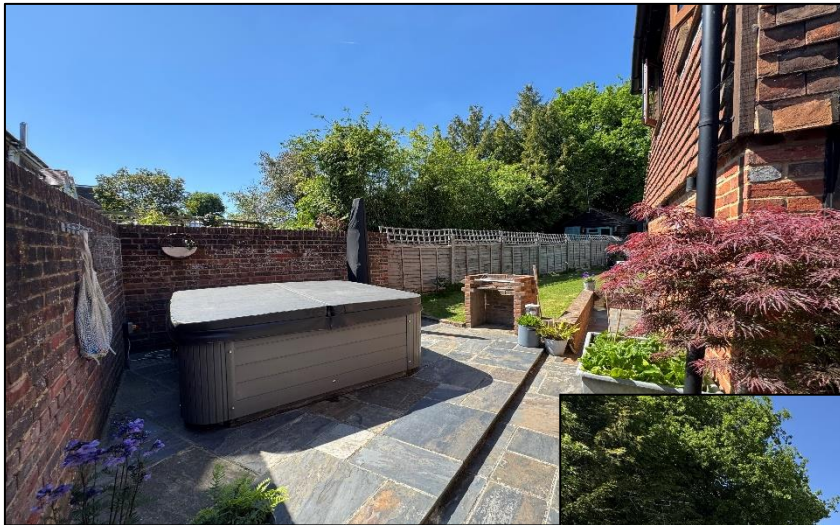
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GARAGE

Double Oak doors opening outwards. Light and power. Personal door.

COUNCIL TAX

Maidstone Borough Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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. 124.7 sq. metres (1341.8 sq. feet)

Dimensions are approx.
Area of Summer House included in total

Plan produced using PlanUp.

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