

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**9 LIME TREES  
STAPLEHURST**

**KENT**

**TN12 0SS**

**PRICE £650,000 FREEHOLD**



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

rightmove

onTheMarket.com

Zoopla

PrimeLocation.com

APPROVED CODE

The Property Ombudsman

RLA

CMP

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## 9 LIME TREES, STAPLEHURST, KENT, TN12 0SS

**A BEAUTIFULLY PRESENTED DETACHED FAMILY HOUSE SITUATED IN A QUIET RESIDENTIAL DEVELOPMENT WITHIN THE WEALDEN VILLAGE OF STAPLEHURST, WITHIN WALKING-DISTANCE OF THE MAINLINE STATION AND IN THE CRANBROOK SCHOOL CATCHMENT AREA**

**DOUBLE-HEIGHT ENTRANCE HALL, CLOAKROOM, LIVING ROOM, STUDY, KITCHEN/DINING/FAMILY ROOM, UTILITY ROOM, GALLERIED LANDING, BEDROOM WITH ENSUITE SHOWER ROOM, THREE FURTHER BEDROOMS, FAMILY SHOWER ROOM, SOUTH FACING REAR GARDEN, OFF-ROAD PARKING FOR THREE CARS, GARAGE**

### VIEWINGS

Strictly by appointment with the Agent as above.

### DIRECTIONS

From the centre of Staplehurst proceed to the main traffic lights, turn into Marden Road and take the second turning on the right into Lime Trees. Continue along a short way, turn left into the first driveway and the property is the second one along.

### DESCRIPTION

A beautifully presented family home with a stunning double-height entrance hall and a single-story quality extension to the rear with bifold doors overlooking the rear garden. The property is located on a quiet private road within the sought-after Lime Trees development. The two shower rooms were fully refitted two years ago. The house is approached via a driveway with off-road parking for three cars. The location offers excellent access to both the mainline station and local bus routes and falls within the catchment area for local Kent grammar schools. The accommodation is immaculate throughout and an internal viewing 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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Entrance porch with partially glazed front door leading to:-

### **ENTRANCE HALL**

Feature double-height entrance hall with staircase leading to galleried landing. Alcove to side with wall light and radiator with fitted cover. Two spotlights. Porcelain tiled flooring. Useful understairs cupboard and additional storage. Oak door leading through to:

### **LIVING ROOM**

Bay window to front with fitted blind. Spotlights. Laminate flooring. Radiator.

### **CLOAKROOM**

Spotlights. WC. Hand wash basin in vanity unit, tiled back splash and mounted wall mirror. Porcelain tiled flooring with underfloor heating.

### **STUDY**

Spotlights. Porcelain tiled flooring with under floor heating.

### **KITCHEN/DINING/FAMILY ROOM**

Fully opening bi-fold doors onto rear garden with electrically operated internal blinds. Two roof window lights. Porcelain tiles with underfloor heating. Range of base and eye level units with granite worktop. Sink unit with waste disposal. Integrated dishwasher. Integrated fridge freezer and additional integrated freezer. Electric Neff hob with Bosch extractor hood over.

### **UTILITY AREA**

Door opening to rear side access. Range of base and eye level units with worktop surface and sink unit. Cupboard housing boiler, manifold for underfloor heating and water softener system. Space for fridge freezer. Space and plumbing for washing machine. Space for tumble dryer. Porcelain tiled flooring with underfloor heating.

### **GALLERIED LANDING**

Access to loft area. Airing cupboard with hot water tank. Ceiling light. Fitted carpeting.

### **BEDROOM 1**

Window to front. Spotlights. Radiator. Two built-in wardrobe cupboards with dressing area and drawers. Fitted carpeting.

### **ENSUITE SHOWER ROOM**

Fully refitted two years ago. Window to side. Fully tiled walk-in shower cubicle with glass screen. Hand wash basin and WC in unit with cupboards. Wall mirror with controlled lighting. Floor covering as laid. Chrome heated towel rail.

### **BEDROOM 2**

Window to front. Ceiling light. Radiator. Built-in wardrobe cupboard. Fitted carpeting.

### **BEDROOM 3**

Window to rear. Ceiling light. Radiator. Built in wardrobe. Fitted unit with drawers. Fitted carpeting.

### **BEDROOM 4**

Window to rear. Ceiling light. Built-in wardrobe. Radiator. Fitted carpeting.

### **FAMILY SHOWER ROOM**

Fully refitted two years ago. Window to rear. Spotlights. Fully tiled walk-in shower with glass screen. Hand wash basin and WC in unit with cupboards. Chrome heated towel rail. Wall mirror with controlled lighting. Floor covering as laid.

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### OUTSIDE

The property enjoys its own frontage with block-brick driveway providing ample parking for at least three cars. Access to Garage with up-and-over door, light and power. Side access to Rear Garden: Paved patio area. The remaining garden is laid mainly to lawn with flower borders and small pond. Outdoor tap. Garden shed. Outside lighting.

### COUNCIL TAX

Maidstone Borough Council Tax Band F

*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.*

### ENERGY PERFORMANCE CERTIFICATE

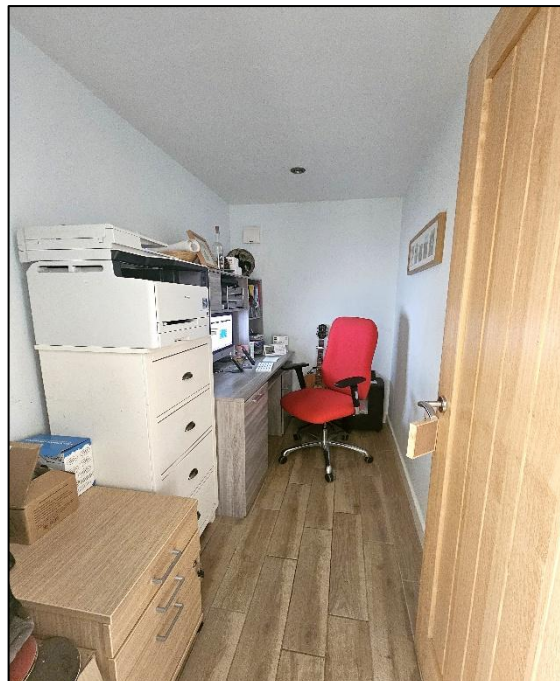
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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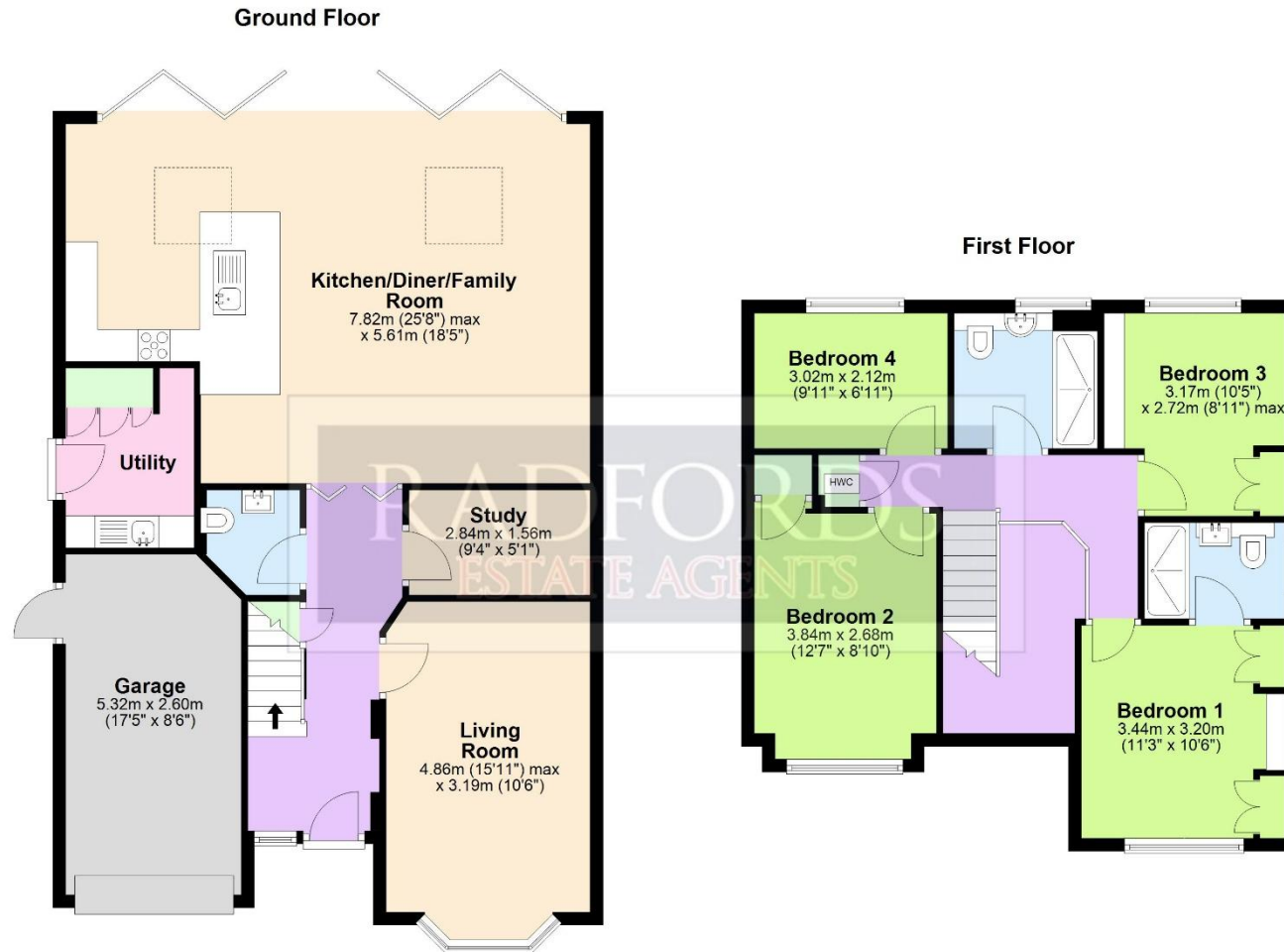
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## FLOORPLANS



Total area: approx. 134.3 sq. metres (1445.3 sq. feet)

Dimensions are approx  
Area of Garage included in total  
Plan produced using PlanUp.