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ESTATE AGENTS

*Village Houses*



**PORTHMELLIN  
STATION ROAD  
STAPLEHURST  
KENT TN12 0PY  
PRICE £775,000 FREEHOLD**



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

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

# PORTHMELLIN, STATION ROAD, STAPLEHURST, KENT, TN12 0PY

**AN EXCEPTIONAL AND SPACIOUS DETACHED FAMILY HOME HAVING RECENTLY BEEN UPDATED WITH QUALITY KITCHEN AND BATHROOM**

**RECEPTION HALL, CLOAKROOM, LOUNGE, KITCHEN/DINING ROOM, STUDY, UTILITY ROOM, GALLERIED LANDING, BEDROOM WITH DRESSING ROOM, ENSUITE AND BALCONY, THREE FURTHER BEDROOMS, FAMILY BATHROOM, GARAGING AND CAR PARKING, SECLUDED AND WELL-LANDSCAPED GARDENS WITH TERRACE**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From the centre of Staplehurst proceed to the main crossroads and continue into Station Road. The property will be found a short way along on the left-hand side with our For Sale board outside.

## **DESCRIPTION**

Built in 1981 to a high standard and specification, an exceptionally spacious family home having been updated considerably with quality kitchen and bathrooms. One of the features of the property is the large lounge living area. Overall, the accommodation is in excellent condition and spacious. An internal inspection is highly recommended to appreciate all that is on offer.

The property is set within 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. Access to schools via public transport in Tunbridge Wells, Tonbridge, Maidstone and Sevenoaks.





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The accommodation comprises:

### **ENTRANCE PORCH**

Double glazed front door opening through to:

### **RECEPTION HALL**

Antico flooring. Two radiators.

### **CLOAKROOM**

Fully refurbished. Feature half-moon shaped hand wash basin. WC. Attractive alcove area. Medicine cabinet.

### **STUDY**

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

### **LOUNGE**

Double aspect with window to front with venetian blind and patio doors opening onto rear terrace. Three radiators. Fitted carpeting. Feature fireplace with fitted oak surround incorporating wood burning stove. Nest digital thermostat. Doors opening through to:

### **KITCHEN/DINING ROOM**

Window to rear and patio doors opening onto terrace. Stone tiled flooring. Twin vertical radiators. Well fitted kitchen with range of base and eye level units with quartz worksurface, matching island and hanging lighting. Inset stainless steel 1½ bowl sink unit with mono tap. Further similar unit housing twin Neff double ovens/microwave oven and warming tray. Twin integrated Neff fridge freezers either side. Neff ceramic hob with Neff extractor hood.

### **UTILITY ROOM**

Window to side and door opening to garden. Fitted out with base units with stainless steel single drainer sink unit. Integrated Neff dishwasher. Tiled flooring. Additional walk-through area with space and plumbing for washing machine and tumble dryer. Wall-mounted gas-fired boiler serving domestic hot water and central heating. Radiator. Dual zone Nest thermostat system.

### **STAIRCASE**

Newly laid carpeting. Leading to:

### **GALLERIED LANDING**

Newly laid carpeting. Two radiators. Large double airing cupboard. Access to large loft area. Note: The ceiling of the landing has glass panels to allow further light ingress.

### **BEDROOM 1**

A feature of which is the sliding patio style door opening onto balcony area. Fitted carpeting. Vertical radiator. Nest digital thermostat. Door opening through to dressing area with fitted wardrobes with mirrored doors and door opening into:

### **ENSUITE**

Window to rear. Shower cubicle with Aqualisa shower. Wash basin in vanity unit. WC. Chrome heated towel rail.

### **BEDROOM 2**

Window to rear. Fitted carpeting. Radiator. Fitted wardrobes with mirrored doors.

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## BEDROOM 3

Window to front. Radiator. Fitted carpeting. Fitted wardrobe cupboards with mirrored doors.

## BEDROOM 4

Window to front. Radiator. Fitted carpeting.

## FAMILY BATHROOM

Window to rear. Tiled flooring. Shaped bath with handheld shower. Large walk-in shower unit with fitted Aqualisa shower. Hand wash basin and WC in vanity unit. Chrome heated towel rail.

## OUTSIDE

The property enjoys a hedged frontage with area of front garden laid to lawn and car parking for several cars. Access to double garage with electric doors. The gardens, which are a large feature of the property, enjoy a shaped and well-constructed terrace area with pergola and the remaining gardens laid to lawn with established shrubs, trees and bushes. There is also a greenhouse, small shed and log store.

## COUNCIL TAX

Maidstone Borough Council Tax Band G

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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.

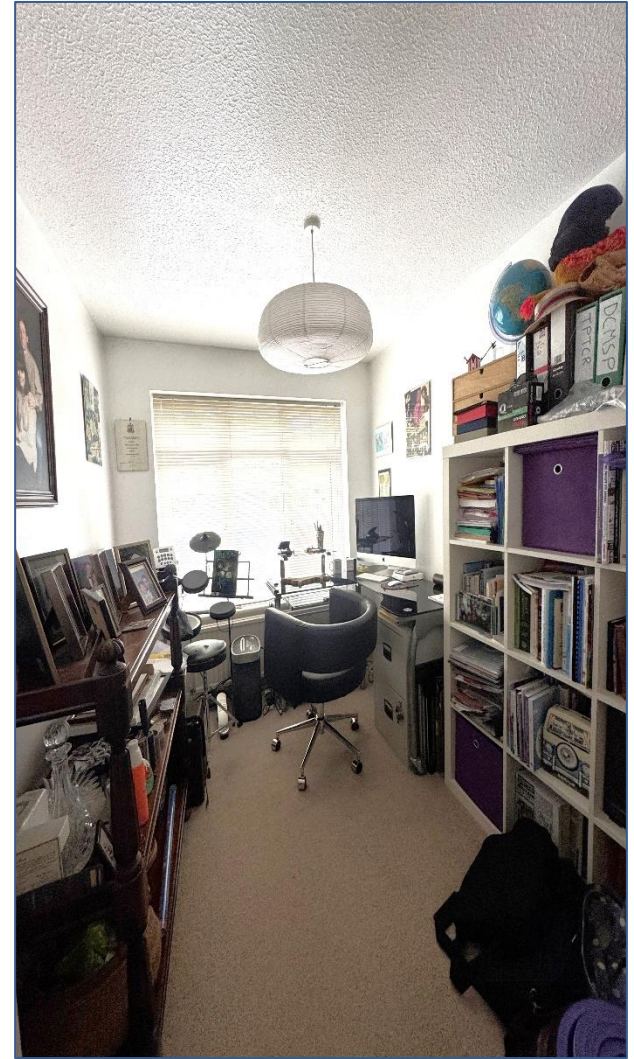
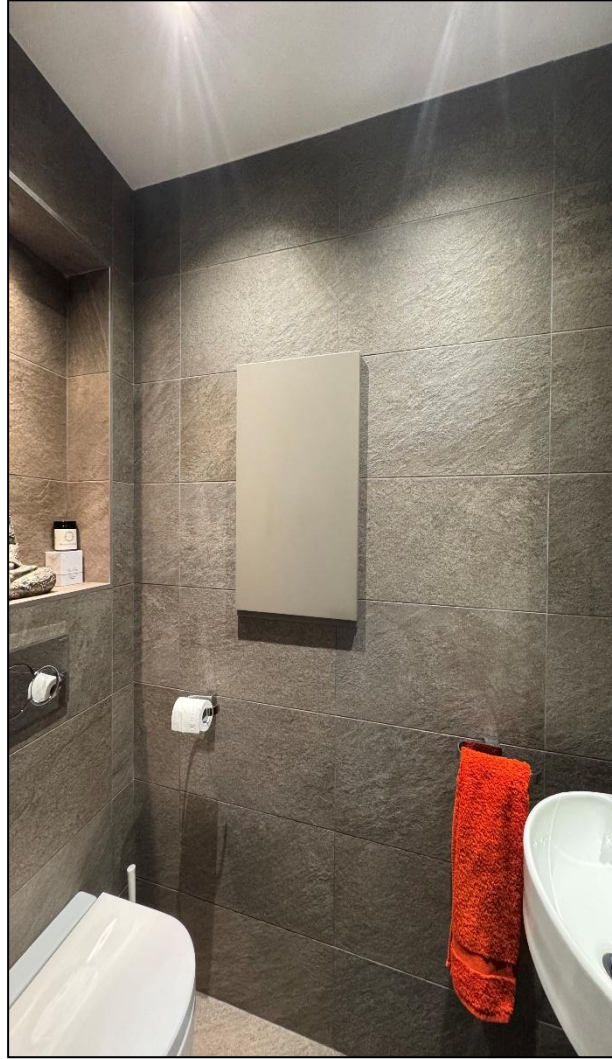
*These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, 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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## FLOORPLANS



Total area: approx. 178.8 sq. metres (1924.3 sq. feet)

Dimensions are approx.

Plan produced using PlanUp.