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ESTATE AGENTS

*Village Houses*



**FISHERS OAST  
FISHERS ROAD  
STAPLEHURST  
KENT TN12 0DD  
PRICE £765,000 FREEHOLD**



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



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

# FISHERS OAST, FISHERS ROAD, STAPLEHURST, KENT, TN12 0DD

**SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA, A DELIGHTFUL AND RECENTLY REFURBISHED KENTISH OAST HOUSE SITUATED IN SELECT RESIDENTIAL LOCATION.**

**RECEPTION HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, GALLERIED LANDING, BEDROOM WITH ENSUITE, ROUNDEL BEDROOM, THIRD BEDROOM, FAMILY BATHROOM, GARAGING WITH WORKSHOP AREA, DELIGHTFUL GARDENS, CAR PARKING**

## VIEWINGS

Strictly by appointment with the Agent as above.

## DIRECTIONS

From the centre of Staplehurst proceed to the main traffic lights and continue in the Maidstone direction along the Station Road. Take the first turning right into Fishers Road and continue through to the end and the oast house will be found on the right-hand side.

## DESCRIPTION

A beautifully presented and refurbished detached Kentish oast house with quality being the key word. Recent refurbishments include the installation of under floor heating, quality kitchen and bathroom fittings, internal oak faced doors and quality flooring. The quality blinds and shutters are included in the sale where fitted. One of the main features is the delightful rear garden with a lovely terrace area. An internal inspection is highly recommended.

Conveniently situated within easy walking distance of the mainline station.

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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The accommodation comprises:

## RECEPTION HALL

Amtico flooring. Cloaks cupboard with partial shelving. Further understairs cupboard.

## CLOAKROOM

Window to front. WC. Wash basin in vanity unit. Amtico flooring.

## LIVING ROOM

Casement doors opening to rear garden. Two windows to side. Engineered oak stripped flooring. Steps with traditional beam leading to:

## FEATURE ROUNDEL DINING ROOM

Double aspect. Engineered oak stripped flooring.

## L-SHAPED KITCHEN/BREAKFAST ROOM

Window to rear and door opening to terrace with inset glazed blind. Beautifully presented. Amtico flooring. Unique breakfast bar area with units and feature natural wood edging with marble worktop. Traditional pantry with fitted shelving. The main kitchen area has been completely refurbished with a range of quality base and eye level units with marble worktops and inset grey 1½ bowl sink unit. Integrated dishwasher. Twin Neff ovens with fitted warming drawers. Inset Neff induction hob with extractor hood over. Space for American style fridge freezer. Spotlights.

## UTILITY ROOM

Window to rear. Fitted with base units and worktop area with single drainer sink unit. Space and plumbing for washing machine and tumble drier. Amtico flooring.

## STAIRCASE

Fitted carpeting. Leading to:

## GALLERIED LANDING

Access to loft area.

## BEDROOM 1

Two windows to rear. Fitted out with full range of quality wardrobe cupboards. Fitted carpeting. Door off to:

## ENSUITE

Quality fitments including walk-in shower, hand wash basin and WC. Heated towel rail.

## ROUNDEL BEDROOM

Double aspect. Feature bedhead incorporating lighting. Fitted carpeting.

## BEDROOM 3

Two windows to rear. Fitted wardrobe cupboards. Fitted carpeting.

## FAMILY BATHROOM

Shaped bath with shower and shower screen. Hand wash basin. WC. Heated towel rail.

## OUTSIDE

The property enjoys an open frontage with gravelled driveway offering parking for several cars, shrubbery and hedging. Access to:

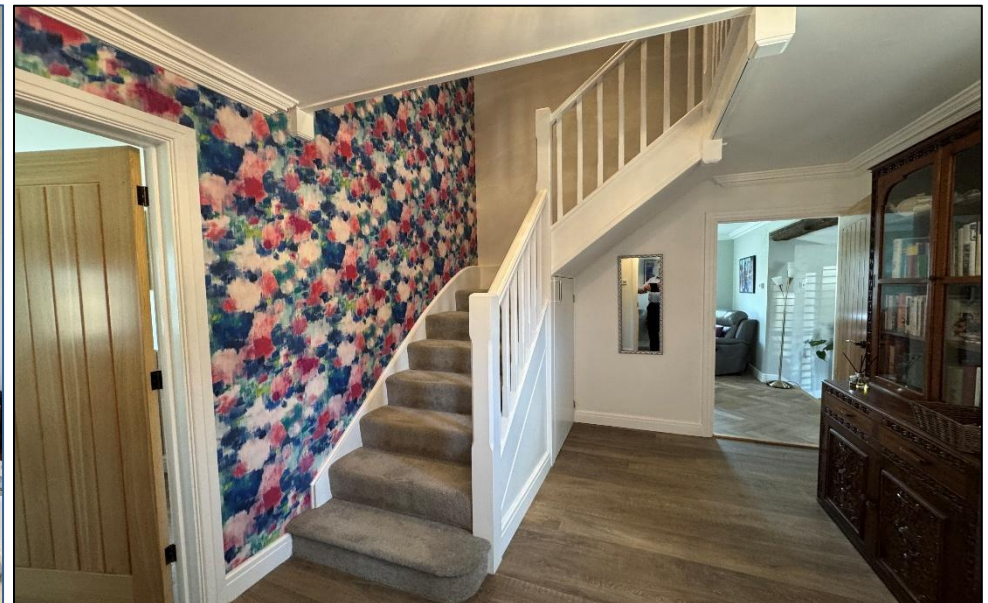
## GARAGING

Useful additional workshop area to rear which could easily be converted to a home office

## REAR GARDEN

Approached through side access from front. Beautifully landscaped with quality sun terrace. A feature of the garden is the lovely brick wall and part-fenced boundaries. Area of well-maintained lawns with herbaceous borders and shrubs. The terrace area extends to the side providing secluded sun and BBQ area.

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COUNCIL TAX

Maidstone Borough Council Tax Band F

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

MONEY LAUNDERING REGULATIONS

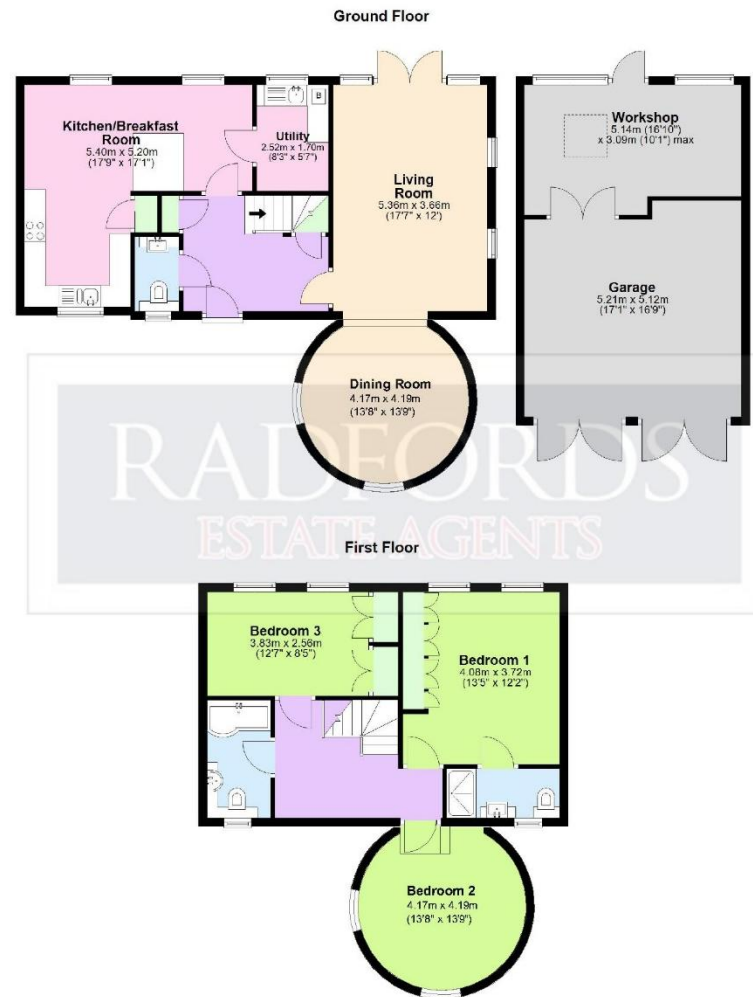
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*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. 132 sq. metres (1420.8 sq. feet)

Dimensions are approx.

Garage and Workshop not included in total area  
Plan produced using PlanUp.

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