

RADFORDS

ESTATE AGENTS

Village Houses



**3 VINE HOUSE
HIGH STREET
STAPLEHURST
KENT TN12 0AR
PRICE £495,000 FREEHOLD**



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

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AN IMPRESSIVE WING OF VINE HOUSE, HAVING RECENTLY BEEN REDECORATED THROUGHOUT TO A HIGH STANDARD, SITUATED IN THE HEART OF THE VILLAGE WITHIN THE CRANBOOK SCHOOL CATCHMENT AREA

RECEPTION HALL, STUDY/POTENTIAL THIRD BEDROOM, LIVING ROOM, DINING ROOM, KITCHEN, LANDING, TWO BEDROOMS, BATHROOM, GARDENS TO SIDE AND REAR, ALLOCATED CAR PARKING SPACES

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

The property is situated in the High Street just before the brow of the hill just opposite our offices.

DESCRIPTION

An opportunity to acquire a historic house within the village of Staplehurst originally known as The Limes and subsequently Vine House. Interestingly the front of the main house was built of expensive London stock bricks imported for added prestige with the sides of the house made of local red brick. We offer the northern wing of the property. The whole property was occupied by a Doctor Watson in the early 1800's running a successful nursing home. Apparently Staplehurst air was thought to be particularly pure. Subsequently the property was once again a nursing home in the 1920's and subsequently owned by John Silkin the late MP. The accommodation is spacious, well-planned and beautifully presented.

The property is set in the centre 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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RECEPTION HALL

Approached through traditional front door. Window to front. Radiator. Fitted carpeting. Useful understairs cupboard.

CLOAKROOM

WC. Corner hand wash basin. Meter cupboard.

STUDY/POTENTIAL THIRD BEDROOM

Feature bay window and interesting half-moon shaped window. Fitted carpeting. Radiator.

MAIN LIVING ROOM

Fabulous room with original features. Window to front. A feature of which is the central post with coved ceilings. Fitted wall lights. Radiator.

DINING ROOM

Window to rear and stable door opening to rear garden. Fitted carpeting. Radiator.

KITCHEN

Quarry tiled flooring. Base and eye level units with 1½ bowl sink unit with mixer tap. Fitted gas hob and oven. Space and plumbing for washing machine and dishwasher. Radiator. Fitted cupboard.

STAIRCASE

Fitted carpeting. Leading to:

LANDING

Radiator. Access to loft area. Airing cupboard housing Valliant Gas-fired boiler serving domestic hot water and central heating.

BEDROOM 1

Double aspect. Radiator. Fitted carpeting.

BEDROOM 2

Window to rear. Radiator. Fitted carpeting. Single cupboard.

SHOWER ROOM

Shower cubicle. Hand wash basin. WC. Chrome heated towel rail. Window to rear.

OUTSIDE

Externally the property enjoys an area of original and traditional garden with access to cellar area. The garden lays initially to the side with allocated parking space for two cars. Rear access to rear courtyard garden which is partially walled. Paved terraced area. Glazed green house. Rear access.

COUNCIL TAX

Maidstone Borough Council Tax Band F

ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

EPC Rating: D

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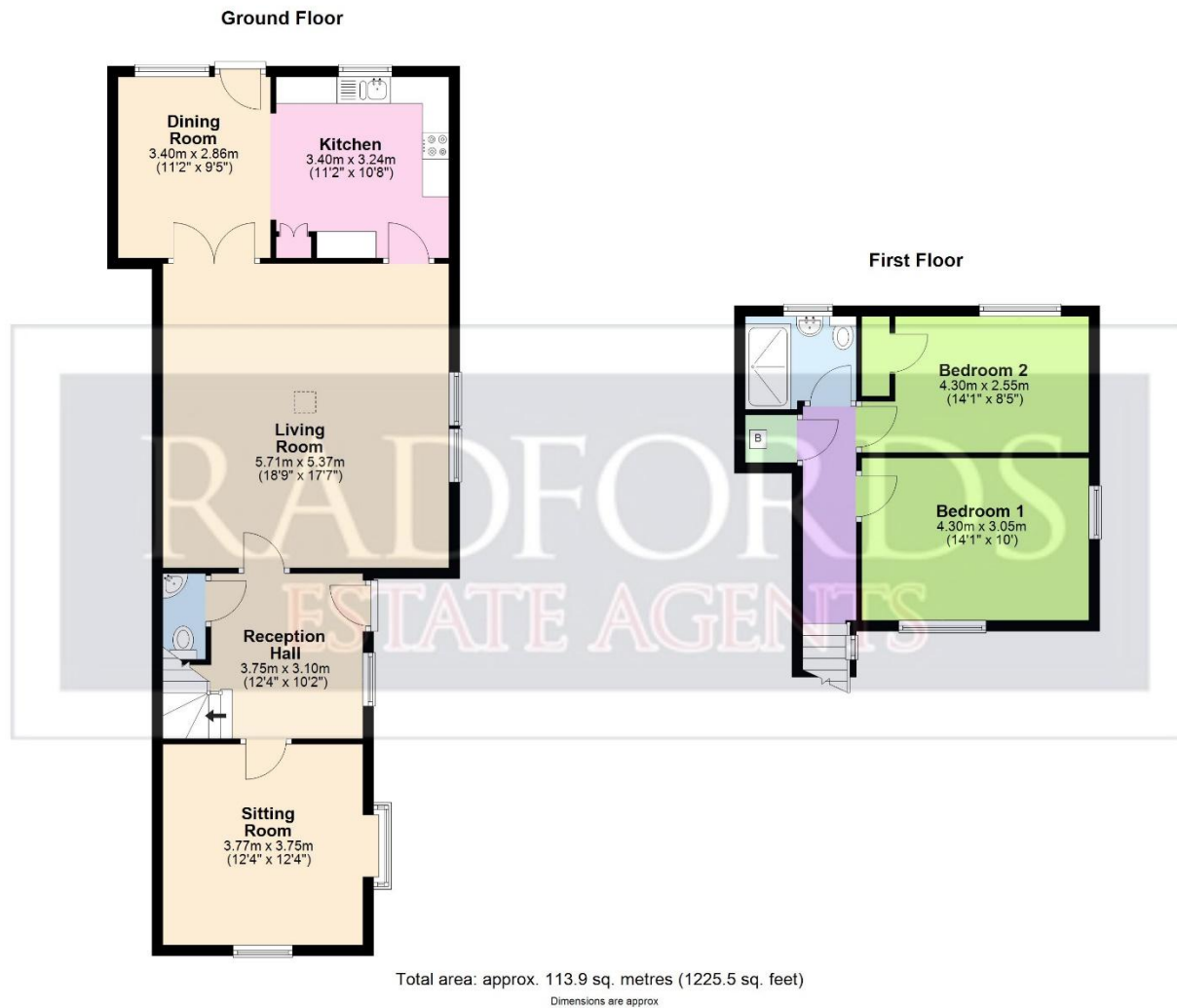
MONEY LAUNDERING REGULATIONS

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



Plan produced using PlanUp.

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