



Lavender Cottage,
Couchman Green Lane | Staplehurst | Tonbridge | Kent | TN12 0RS

FINE & COUNTRY





Step inside

Lavender Cottage

The adorable Lavender Cottage immediately makes you think of the ideal 'roses round the door' country cottage as it has all the charm of a period property with its traditional weatherboard exterior, impressive chimneystack, multi-pane casement windows, patterned brickwork and attractive pitched roof porch. However, it was only built in 2002 by the prestigious Oakley Homes - known for creating beautiful individual houses of distinction - so has all the advantages of being designed and built for modern day living. It is located in the Turley Farm private enclave of five individually designed detached properties. They are surrounded by fields in an Area of Outstanding Natural Beauty and approached off a quiet country lane, yet only a 15 minute walk to Staplehurst and the station via a footpath where trains can whisk you to London Bridge in under an hour.

This immaculately presented property includes a detached double garage with upper storage facilities, a log store and a driveway, providing off road parking for three cars, that leads to the entrance. The front door opens into the hallway with Amtico flooring that flows throughout the ground floor, a staircase to the first floor, a cloakroom and a fully equipped bespoke office space that is ideal if you are working from home.

The flexible accommodation also includes a reception room that could be a separate dining room/office/gym or games room as well as a large living room. This features a charming fireplace with a real log/coal burning fire and a wood surround that is just the place to cosy up to on a cold winter's evening. The room is semi open plan to the 'piece de resistance' of this delightful family home - the simply stunning kitchen/breakfast/dining room.

It includes a double height, vaulted ceiling dining area extension with three aluminium bi-fold doors to the rear terrace and when these doors are open you can really feel you are 'bringing the outdoors inside'. There is also a bespoke trapezoid window above as well as an old brick feature wall. While the impressive new and beautifully equipped kitchen/breakfast room includes a matching brick wall feature and light grey shaker style units.

These house a built in double slide and hide oven and combi microwave/oven, an integrated full height fridge and adjacent matching freezer as well as a drinks fridge, a pantry, a butler's sink with a filter tap and a dishwasher. There is also a large central island/breakfast bar with a five ring induction hob and space for four stools. An adjacent and equally well fitted utility room includes hanging and storage space as well as a concealed washing machine and tumble dryer and a door to the side patio.

Off the spacious first floor landing there is a recently refurbished family bathroom with a bath and a separate rainfall shower and four double bedrooms with delightful rural views. Three of the bedrooms have bespoke fitted wardrobes and two have Amtico flooring, while the chic principal also includes a recently updated ensuite rainfall shower and underfloor heating.

The spacious and secluded rear garden is surrounded by fruit trees, established shrub borders and flower beds and includes a large lawn that is ideal for kids to kick a football around, as well as a private side patio for relaxing in the sunshine and a large terrace for barbecues and al fresco dining.



Seller Insight

“What the owners say: We bought this property from new more than 20 years ago and have thoroughly enjoyed our time here. The location is very special and, because it is a part of a small private development, it is also very safe and secure for children and pets, while the surrounding countryside offers wonderful places to take the dog for walks. We are part of the warm and friendly Turley Farm community with delightful neighbours that share a WhatsApp group and enjoy communal summer BBQs and Christmas drinks parties. We are very sad to leave but it is time for a new chapter in our lives as our daughters are 'fleeing the nest.'

During our time here we have upgraded the property by adding the rear extension, installing a new kitchen, incorporated integrated window blinds for privacy and redecorated the property internally with a neutral colour scheme throughout. There is also an economical oil fired central heating system, a new water pump to ensure excellent water pressure and lockable side gates for added security and enabling refuse bins to be discreetly hidden from view. We also share a treatment plant for waste water with the other residents that costs about £120 a year per property.

We are only a few minutes' drive from the vibrant and friendly village (or town) of Staplehurst with its variety of independent shops, sports facilities and eateries as well as the mainline station. It includes a good primary school as well as a football, tennis and cricket club, while its very own Village Golf Club is one of Staplehurst's best kept secrets.

Known as the 'Capital of the Weald', the nearby pretty town of Cranbrook features many buildings dating from the 15th through to the 19th century including its famous windmill. There are also plenty of shops, bars, restaurants and a theatre as well as popular annual events. The town also has a Grade I listed church and a museum, good primary and secondary state schools including the Cranbrook School, rated Outstanding by Ofsted and the only state boarding school in the country, as well as excellent private schools in the vicinity.

Almost equally as close is Kent's county town of Maidstone, ranked as one of the top five shopping centres in the south east. It also includes night clubs, a multiplex cinema, a trampoline park and great places to eat. While education wise it has 23 primary schools and 15 secondary schools including Maidstone Grammar, founded in 1549.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By road	
Staplehurst station	1.7 miles
Cranbrook	7.2 miles
Maidstone	8.5 miles
Dover Docks	45.6 miles
Channel Tunnel	34.3 miles
Gatwick	47.2 miles
Charing Cross	48.8 miles

By train from Staplehurst	
London Bridge	53 mins
Cannon Street	1hr 3 mins
Charing Cross	1hr 2 mins
Ashford International	20 mins

Leisure Clubs & Facilities

Staplehurst cricket and tennis club	01580 892503
Village Golf Club	07362 360895
Bearsted Golf Club	01622 738198
Mote Park Leisure Centre	01622 220232
Weald Sports Centre	01580 710720

Healthcare

Staplehurst Health Centre	
Maidstone Hospital	

Education

Primary Schools	
Staplehurst Primary School	01580 891765
Dulwich Prep Cranbrook	01580 712179
Saint Ronan's	01580 711800
Sutton Valence Junior	01622 845200
Secondary Schools:	
Cranbrook School	01580 711801
Invicta Grammar	01622 755856
Maidstone Grammar	01622 752101
Maidstone Grammar School for Girls	01622 752103
Oakwood Park Grammar	01622 755856
Sutton Valence	01622 845200

Entertainment

Bleu Steakhouse
Jumeira
The Stile Bridge
Tudor Park Marriott
Hazlett theatre
Odeon cinema complex

Local Attractions / Landmarks

Sissinghurst Castle and Gardens
Mote Park
Kent County Showground
Scotney Castle
Bedgebury Pinetum
Balfour Winery

Ground Floor

Approx. 78.7 sq. metres (847.2 sq. feet)



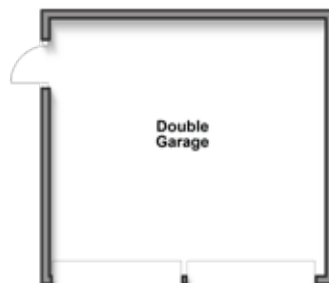
First Floor

Approx. 68.7 sq. metres (739.7 sq. feet)



Outbuilding

Approx. 30.2 sq. metres (325.0 sq. feet)



GROUND FLOOR

Entrance Hall
Downstairs Cloakroom
Kitchen/Dining Room 30' x 13'6 reducing to 8'10
Utility Room 6'5 x 7'4
Living Room 20' x 12'
Dining Room/Snugg 12'2 x 9'9

FIRST FLOOR

Landing
Bedroom 1 13'4 x 16'2 reducing to 11'8
En-suite Shower Room
Bedroom 2 12' x 10'
Bedroom 3 12' x 9'10
Bedroom 4 10' x 10'5
Bathroom 6'8 x 5'7

OUTSIDE

Driveway
Double garage 18'2 x 17'11
Front & Rear Gardens

Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

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