



Lambert & Foster



31 THE BARTONS

STAPLEHURST | KENT | TN12 0EF

A well presented and well proportioned, link detached family house on the periphery of Staplehurst providing four bedrooms, Principle bedroom with ensuite shower room, kitchen with utility room and two reception rooms. Located in a quiet cul-de-sac overlooking fields.

A nature reserve within a short walk from the house.

Cranbrook School catchment area.

Guide Price £550,000

FREEHOLD



31 THE BARTONS

STAPLEHURST | KENT | TN12 0EF

31 The Bartons is a well presented and well proportioned link detached family home in a quiet location overlooking fields and a nature reserve. The accommodation is arranged over two floors, a canopy porched door into the entrance hall with cloakroom, the spacious lounge with triple aspect recently redecorated to the front of the house overlooking the fields, kitchen with utility room and dining area, patio doors into the garden.

Four bedrooms are arranged over the first floor, incorporating a principle bedroom with en suite shower room, two further double rooms and one single served by the family bathroom.

Outside, a good sized private garden with gated side access, laid to lawn and a raised patio area. A pedestrian access from the garden into the garage along with the up and over vehicle access at the front of the property. Additional parking for two cars.



- Total floor area approximately 1388 sq ft (128.9 sq m)
- Canopy porch
- Entrance hall
- Cloakroom
- Sitting room
- Fitted kitchen with utility room
- Dining area
- Four bedrooms incorporating principle bedroom with en suite shower room
- Family bathroom with bath and shower over
- Garden to front and rear
- Garage
- Walking distance to Staplehurst main line station and local convenience stores
- Cranbrook School catchment area

DIRECTIONS

From the main traffic lights in Staplehurst head towards Marden and turn left into Oliver Road and The Bartons will be found at the end of this road, 31 is to the left as you reach the end.

GENERAL

Tenure: Freehold

Services: Mains water, electricity & gas. Solar panels feed in tariff with Scottish Power.

Maintenance; Ground maintenance charge of £49.55 pm

Broadband coverage: standard, superfast & Ultrafast

Mobile coverage: EE & O2 – likely Three & Vodafone

Local authority: Maidstone Borough Council

Council tax: Band F **EPC:** B (87)

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

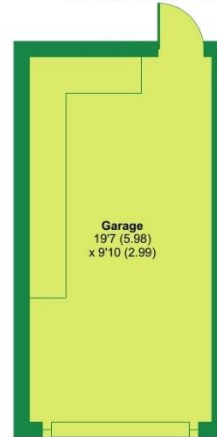
FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

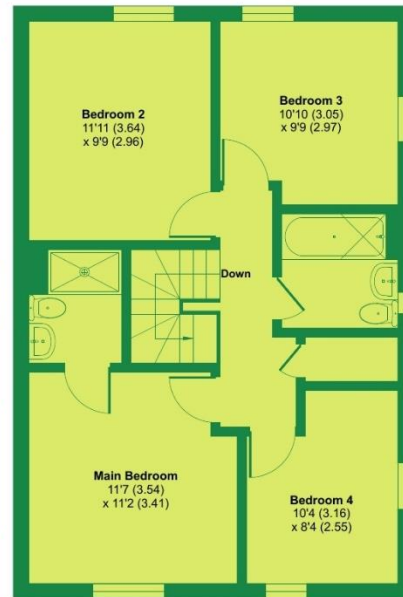
The Bartons, Staplehurst, Tonbridge, TN12

Approximate Area = 1196 sq ft / 111.1 sq m
 Garage = 192 sq ft / 17.8 sq m
 Total = 1388 sq ft / 128.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1135356

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
 Tel. 01892 832 325
 77 Commercial Road,
 Paddock Wood,
 Kent TN12 6DS

CRANBROOK, KENT
 Tel. 01580 712 888
 Weald Office, 39 High St,
 Cranbrook, Kent
 TN17 3DN

HYTHE, KENT
 Tel. 01303 814 444
 Hillhurst Farm, Stone St,
 Westenhanger, Hythe,
 Kent CT21 4HU

WADHURST, SUSSEX
 Tel. 01435 873 999
 Helix House, High Street,
 Wadhurst, East Sussex
 TN5 6AA

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.