

Lambert & Foster



46 LONG STRAKES

STAPLEHURST | KENT | TN12 0GT

A modern, well proportioned, semi detached family house by Bovis Homes, circa 2023 (NHBC Warranty remaining) providing three bedrooms including main bedroom with en suite, open plan fitted kitchen/dining room overlooking the rear garden and separate sitting room, complemented by a rear garden, block paved driveway providing parking for two vehicles and garage, all occupying a most convenient location close to amenities and Staplehurst MLS. Cranbrook School catchment area.

Guide Price £410,000

FREEHOLD





46 LONG STRAKES

STAPLEHURST, KENT, TN12 0GT

46 Long Strakes is a well presented and proportioned, semi detached family home by Bovis Homes presenting brick elevations, set with UPVC double glazed windows, beneath a pitched tiled roof. The accommodation is arranged over two floors and includes; entrance hall, sitting room, cloakroom and stylish open plan fitted kitchen/dining room with tiled flooring and integrated appliances including dishwasher and fridge freezer. To the first floor, main bedroom with en suite bathroom and fitted wardrobe, two further bedrooms and a family bathroom.

Outside, a block paved driveway provides off road parking for two vehicles and leads to a garage with electric charging port. A wooden side gate provides access to the rear garden which is mainly laid to lawn with paved seating area. The whole area is fenced and enclosed.

The property is set in the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys supermarket, primary school and mainline railway 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.



- Modern, semi detached family house
- Three bedrooms (main with en suite)
- Stylish open plan kitchen/dining room.
- Separate sitting room & Cloakroom
- Rear garden laid to lawn and patio

- Driveway parking for two vehicles
- Garage with electric charging point
- Energy efficient home with EPC rating B
- Cranbrook School catchment area
- Staplehurst MLS approx. 5 min walk

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: singles.heightens.imperious

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas fired central heating

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band D **EPC:** B (84)

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

ESTATE CHARGE: There is a management fee of £21.05 (approx) per month, payable to Gateway

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

Long Strakes, Staplehurst, Tonbridge, TN12

Approximate Area = 924 sq ft / 85.8 sq m

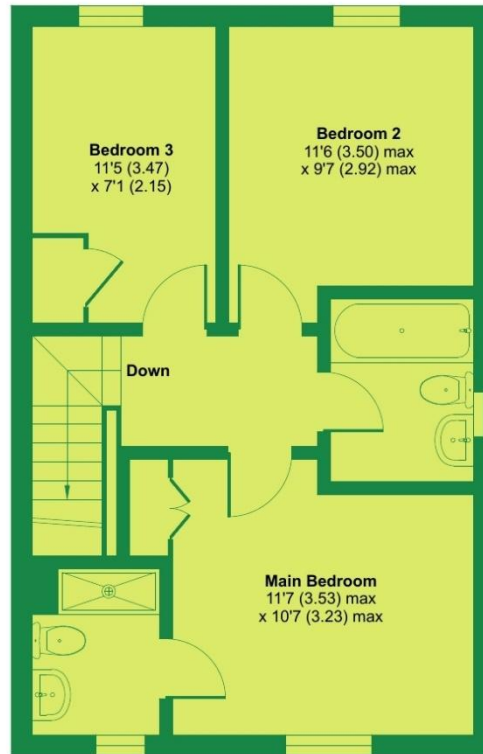
Garage = 230 sq ft / 21.3 sq m

Total = 1154 sq ft / 107.1 sq m

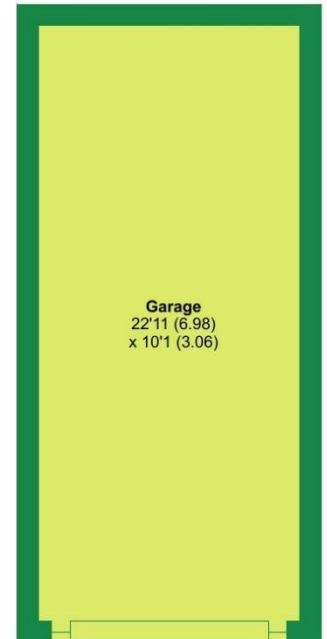
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Lambert and Foster Ltd. REF: 1341780

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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. 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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

OFFICES LOCATED AT:

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

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

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

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

PROPERTY PROFESSIONALS FOR 125 YEARS



RICS

arla | propertymark

naea | propertymark



**Lambert
& Foster**