

Lambert & Foster



ROSEMEAD

5 NEWTOWN COTTAGES | GEORGE STREET | STAPLEHURST | TN12 0RA

A well presented, character, semi-detached cottage providing three bedroom accommodation including a sitting room /dining room with wood burning stove and a fitted kitchen/breakfast room all complemented by front and rear establish gardens with useful brick workshop, store and a detached brick single garage with gravel parking, all occupying a semi rural, edge of village location with footpath access to the mainline station. Cranbrook School catchment area.

Guide Price £485,000

FREEHOLD





ROSEMEAD

5 NEWTOWN COTTAGES, GEORGE STREET, STAPLEHURST, TN12 0RA

Rosemead is a Victorian, semi-detached cottage, presenting elevations of brick and tile hanging, set with replacement UPVC double glazed windows, beneath a pitched tiled roof with flat roof extension to the rear.

The well presented character accommodation is arranged over three floors, features include the sitting room/dining room with fireplace housing a wood burning stove on a tiled hearth with fitted cupboard alongside, display shelving and glazed fronted cabinet, aspect to front with pleasant outlook across the garden. A latched cottage door to the fitted kitchen /breakfast room including Smeg range style electric cooker with induction hob, integrated dishwasher, space and plumbing for washing machine, fitted dresser with display shelving and storage cupboards, walk-in storage cupboard and an aspect to side. From the rear hall access to a bathroom, fitted with a modern white suite including a bath with electric Mira Sport shower over. Three double bedrooms are arranged over the first and second floors, bedroom one with fitted wardrobe and an aspect to front. Bedroom three is set slightly beneath eaves with access to under eaves storage and with an aspect to side.

Outside, to the front is gravel parking for approximately four cars including a detached single garage, of brick construction beneath the pitched tiled roof. The lawned front garden is neatly tended with cherry tree and paved pathway with picket fencing and gate, leading to the side and rear garden, also laid to lawn with every encouragement provided for insects and wildlife including ornamental pond, crab apple tree, an outside water tap, useful brick workshop and store and a timber greenhouse. The whole adjoins and partially overlooks a paddock.



- Victorian semi detached cottage
- Sitting room/dining room with wood burning stove
- Fitted kitchen/breakfast room
- Three bedrooms arranged over two floors
- Rear hall and bathroom

- UPVC double glazing
- Gravel parking for approximately four vehicles and a detached brick single garage
- Front and rear lawned garden with useful outbuilding
- Semi rural location on the edge of village

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

WHAT3WORDS: bookshop.overlaps.reason

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired central heating

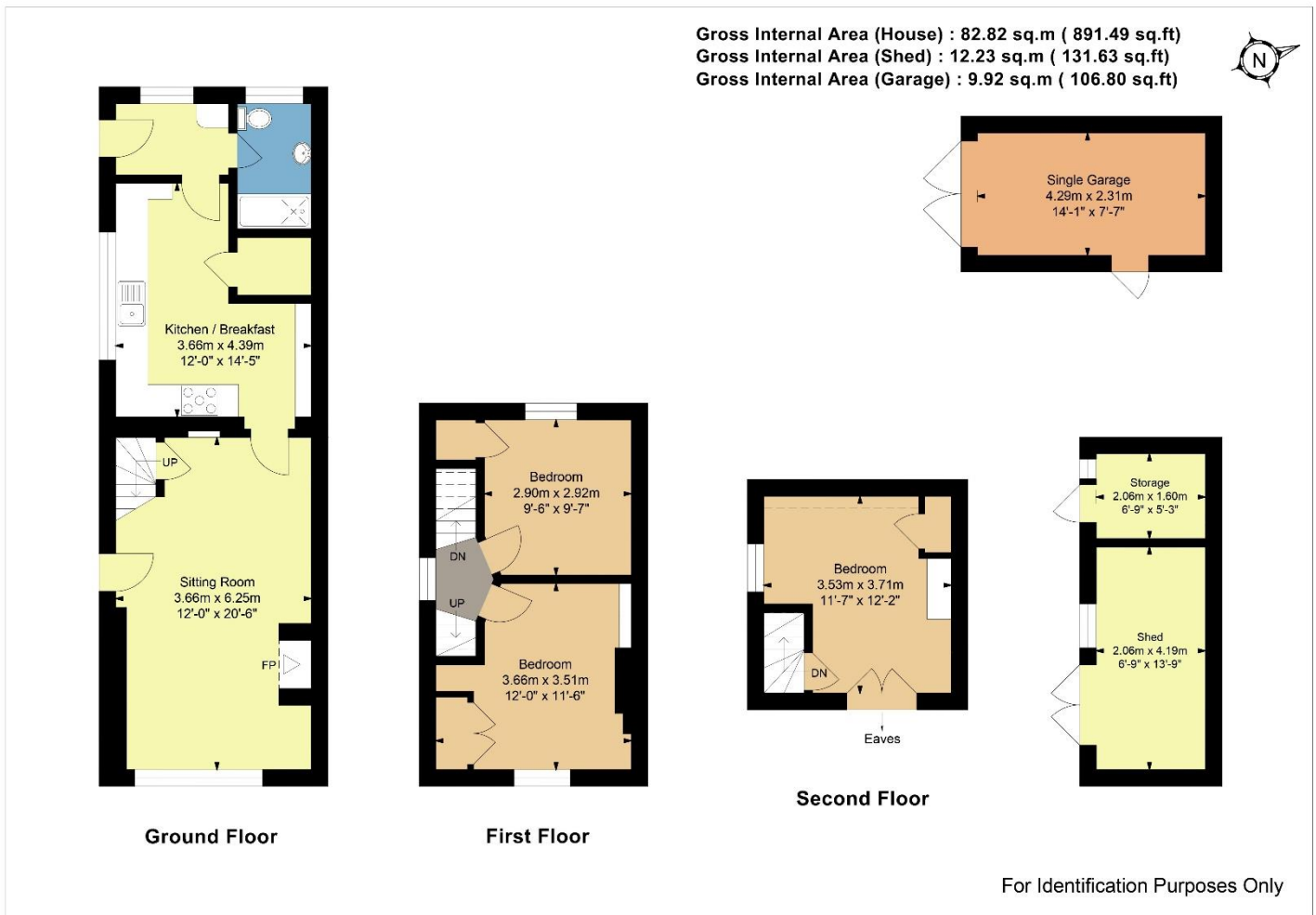
LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band D **EPC:** E (44)

BROADBAND & MOBILE COVERAGE:

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

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



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