



Peter  
Buswell  
Independent Family Estate Agents

# Far Reaching Countryside Views In Staplehurst

Guide Price £350,000

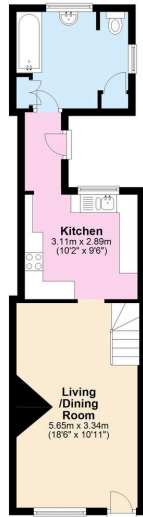
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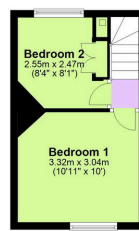
This charming mid-1800s village property, located on the outskirts of Staplehurst, offers a perfect blend of historic character and convenience. The spacious living room welcomes you with a log burner, flowing into a family-sized dining room with stairs leading to the first floor. The modern fitted kitchen has access to the beautifully landscaped garden, which features a lovely patio area perfect for outdoor seating, various flower beds, and a large lawned area to the rear. Upstairs, the property offers two well-proportioned bedrooms, and the highlight is the stunning views over open farmland. Additionally, a garden house with light and power offers an ideal space for a home office.



**Ground Floor**  
Approx. 35.8 sq. metres (417.3 sq. feet)



**First Floor**  
Approx. 18.9 sq. metres (203.5 sq. feet)



**Garden House**  
Approx. 11.4 sq. metres (122.9 sq. feet)



Total area: approx. 69.0 sq. metres (743.2 sq. feet)

- GUIDE PRICE £350,000 TO £360,000
- CHARACTER FEATURES THROUGHOUT
- FAR REACHING COUNTRYSIDE VIEWS
- SHORT TRAVEL TO STAPLEHURST MAINLINE TRAIN STATION
- EPC RATING D
- TWO BEDROOM TERRACE HOUSE
- STUNNING DOUBLE SIZED REAR GARDEN
- OUTSKIRTS OF STAPLEHURST VILLAGE
- POTENTIAL FOR A HOME OFFICE
- COUNCIL TAX BAND C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		