

**RUSH  
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**20 Stockwood Meadow, Staplecross, TN32 5FB**  
**£300,000**



**\*\*\*\* Ideal For First Time Buyers \*\*\*\***Nestled in the charming village of Staplecross, this delightful modern mid-terrace house offers a perfect blend of comfort and convenience. With its prime location, residents will enjoy easy access to local amenities, including a primary school, a welcoming public house, and a village store, all contributing to the vibrant community atmosphere.

This property features a well-designed layout, comprising a sitting room, a kitchen/dining room ideal for entertaining, and a convenient cloakroom. There are two well-proportioned bedrooms and a family bathroom.

One of the standout features of this home is its stunning southerly facing rear garden, which offers a serene outdoor space to unwind and enjoy the picturesque views of the surrounding countryside. Additionally, the property includes one allocated parking space, with further visitor spaces available for guests.

This residence is available for purchase either fully or as a shared ownership property through Southern Housing, making it an attractive option for a variety of buyers. Tucked away at the end of a small development, this home promises both tranquillity and a sense of community, making it an ideal choice for those seeking a peaceful yet connected lifestyle. Don't miss the opportunity to make this charming property your own.



The property is approached via a pathway leading to a composite and glazed entrance door leading through to:

**Entrance Hall**

18'6 x 6'6 max (5.64m x 1.98m max)  
Carpeted stairs rising to the first floor, radiator, understairs storage cupboard, doors off to the following:

**Cloakroom**

3'5 x 6'7 (1.04m x 2.01m)  
Double glazed opaque window to rear aspect, low level wc, wash hand basin with mixer tap, radiator, heated towel rail, tiled floor, extractor fan.

**Kitchen/Dining Room**

11' x 12'6 (3.35m x 3.81m)  
Flooded with naturel light via a double glazed window and door providing delightful views onto the open fields to the rear and access to the garden, fitted with a contrasting range of high gloss wall and base units with a complimenting work surface and matching up-stands, one and a half bowl stainless steel sink unit with side drainer and mixer tap, oven with electric hob and cooker hood above, integrated fridge/freezer, integrated dishwasher, integrated washing machine, cupboard housing wall mounted gas fired boiler, ample space for dining table and chairs, radiator.

**Sitting Room**

9'3 x 14'5 (2.82m x 4.39m)  
Double glazed window to front aspect, radiator.

**First Floor**

**Landing**

7'1 x 5'4 max (2.16m x 1.63m max)  
Cupboard with open shelving, doors off to the following:

**Bedroom One**

12' x 12'9 extending to 16'4 max (3.66m x 3.89m extending to 4.98m max)  
Two double glazed windows to front aspect, built in over-stairs storage, radiator.

**Bedroom Two**

9'2 x 13'4 extending to 16'2 (2.79m x 4.06m extending to 4.93m)  
Double glazed windows to rear affording delightful outlook over the surrounding fields with far reaching countryside views, radiator.

**Bathroom**

6'7 x 6'8 (2.01m x 2.03m)  
Double glazed opaque window to rear aspect, low level wc, panel enclosed bath with mixer tap and shower over, wash hand basin with mixer tap, tiled floor, chrome heated towel rail, extractor fan.

**Outside**

**Rear Garden**

Enclosed with close board timber fencing to either side and post and rail fencing to the rear with an aspect onto the fields behind, enjoying a sunny southerly aspect with a paved seating area considered ideal for al-fresco dining, shallow steps leading down to a further paved seating area, gated rear access, outside tap.

**Allocated Parking Space**

To the front there is one allocated parking space and three further visitor bays in close proximity to the property.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

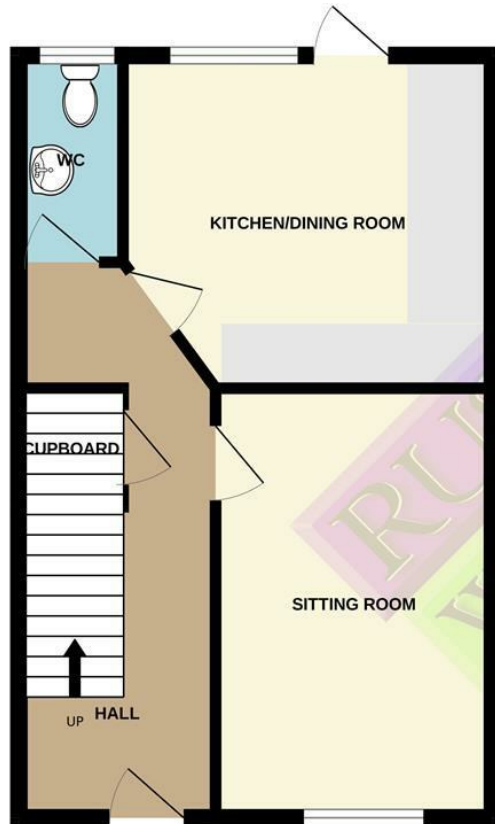
Council Tax Band – C



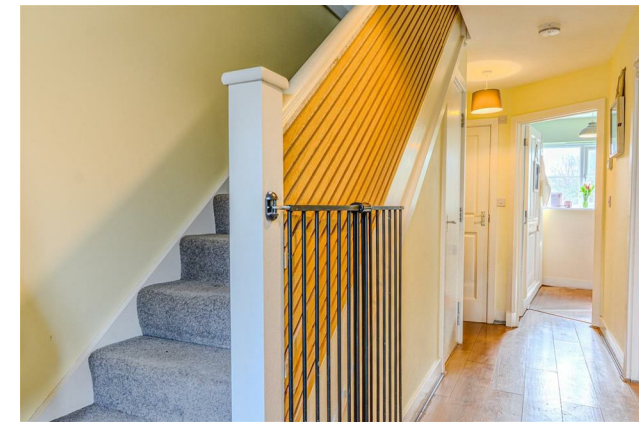
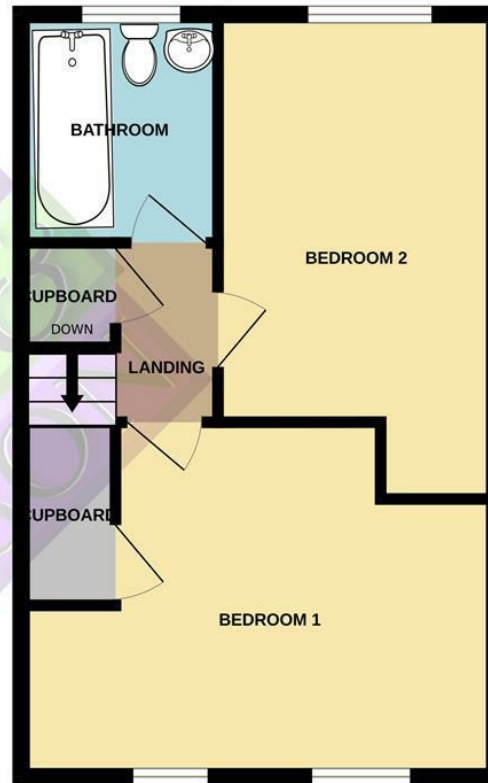




GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-38) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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