



'Our Focus Determines Your Reality'



High Street  
Staplehurst  
Kent  
TN12 0BL



Sitting Room \* Family Room \* Kitchen/Dining Room  
Ground Floor Shower Room

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Principal Bedroom \* Bedroom/Study \* Bedroom/Dressing Room  
Family Bathroom \* Two Second Floor Double Bedrooms, One Ensuite

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Garden and Grounds approx. 0.4 Acres  
Detached Barn \* Driveway Parking



## STRIKING, CHARACTER, FAMILY HOME

Occupying a convenient yet tucked away location in the village of Staplehurst, this striking character family home is believed to date from the 1600s with period features throughout.

Stylishly combining the past with the modern day, the well-proportioned accommodation provides comfortable family living consisting of a double aspect sitting room with doors to the terrace and a fireplace with log burning stove, the vaulted family room retains a red brick floor, fireplace and log burning stove and works equally well as an entrance hall. The double aspect kitchen/dining room is sympathetically designed by Tom Howley Kitchens around the exposed beams and includes a fireplace and a door to the outside. Also, on the ground floor is a family shower room.

The first floor is currently used as a principal bedroom suite comprising a double aspect double bedroom with stunning exposed floorboards and a fireplace, a study, a dressing room and a spacious bathroom. If required, the study and dressing room can both be used as bedrooms.

On the second floor there are two further double bedrooms, one of which has an ensuite bathroom.



## OUTSIDE

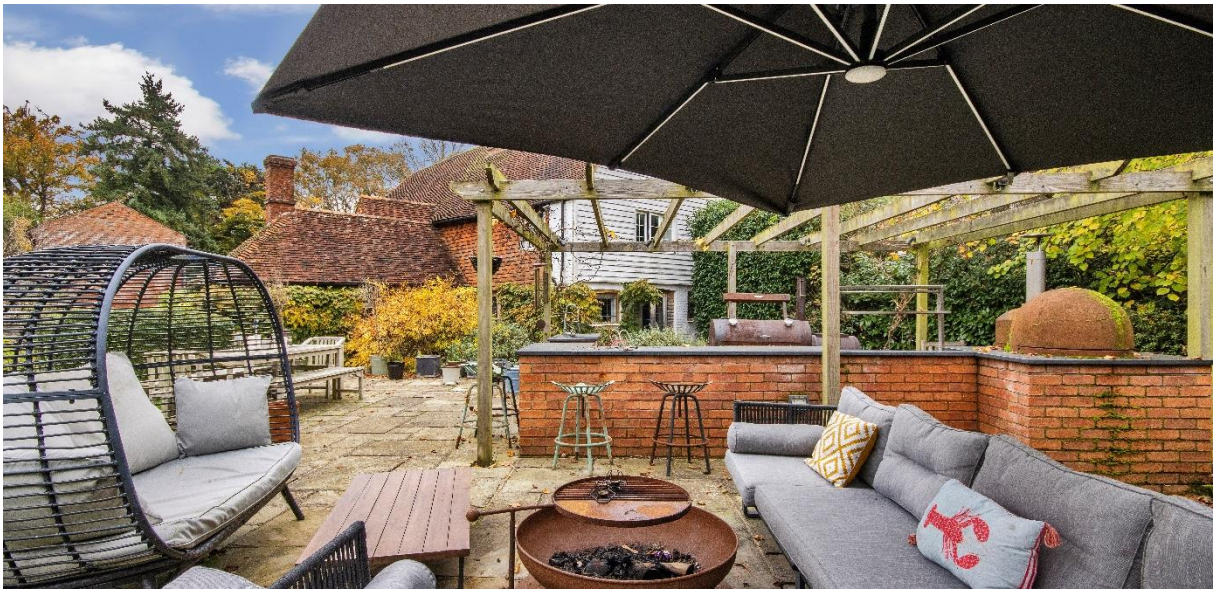
A hedge lined gravel drive leads to the property and provides ample parking as well as leading to the detached barn.

The stunning landscaped garden offers areas of terracing, including an area designed as an outdoor kitchen, with a pergola providing shelter. The garden is laid to lawn with well-established flower and shrub beds, mature hedging and a vegetable garden with raised beds, in all approximately 0.4 acres

The detached barn is currently used as a games room and gym but, with the necessary permissions, could be developed to create additional guest accommodation or possibly an income source in the form of a holiday let. Planning permission was granted to join the barn to the house, but the permission has since lapsed.











## STAPLEHURST

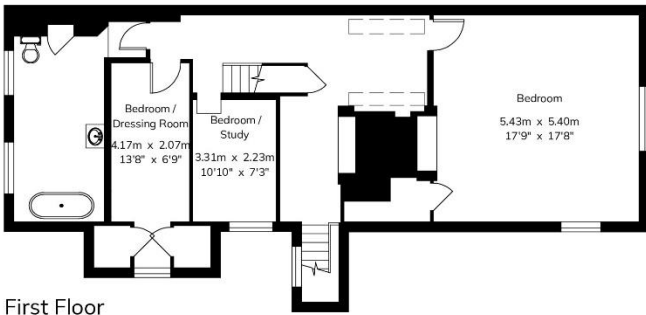
The Wealden village of Staplehurst offers excellent amenities including medical centre, post office, supermarket, butcher, chemist, library, a number of eateries and a primary school.

## SCHOOLS AND CONNECTIONS

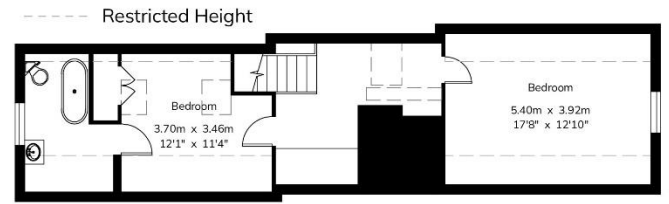
This is a perfect location for schools, in catchment for Cranbrook Grammar, with bus links to Maidstone Grammars and train links to Tonbridge Schools. In addition, there are many excellent independent schools close by including Dulwich Preparatory, St Ronan's and Sutton Valence Prep and Senior Schools.

This delightful home is also within easy walking distance (by footpath or road) to the mainline station with links to London and Ashford International. Road links are close by M20 (Ashford and Dover), M2 (Bluewater and A21 (Battle, Hastings, Rye and Tunbridge Wells)).





First Floor



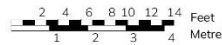
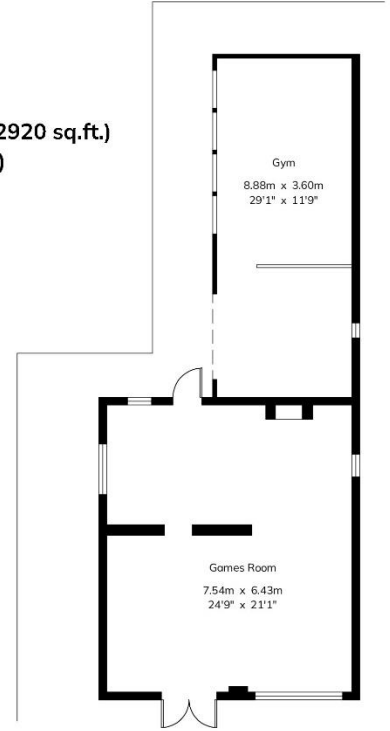
Second Floor

**Crowthers**

**Gross Internal Area : 271.3 sq.m (2920 sq.ft.)**  
**Outbuilding : 80.5 sq.m (866 sq.ft.)**



Ground Floor



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**SERVICES**

All mains utilities connected. Gas fired and electric central heating.

Maidstone Borough Council - Council Tax Band G

EPC Rating: C

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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