



'Our Focus Determines Your Reality'



Couchman Green Lane
Staplehurst
Kent
TN12 0RR



Entrance Hall * Drawing Room* Sitting Room * Study
Kitchen/Dining Room
Utility Room * Ground Floor Shower Room

Principal Bedroom with Ensuite * Four Further Double Bedrooms
Family Bathroom * Separate W.C.

Garden and Grounds Approximately 1.1 Acres * Pond
Workshop/Store * Garaging/Workshop
Off-Road Parking with Coaching Circle



SPACIOUS, DETACHED FAMILY HOME

Dating from the late 1920's with 21st century additions, this spacious family home sits in manicured grounds of approximately 1.1 acres. The property provides well-proportioned rooms with character features and occupies a convenient semi-rural location a short drive from the main line station at Staplehurst and within the Cranbrook School Catchment Area.

The accommodation consists of an entrance hall, a double aspect drawing room with fireplace and a double aspect sitting room with fireplace and curved feature wall together with double doors opening onto a veranda. Also, on the ground floor is a study, triple aspect kitchen/dining room with fireplace and log burning stove as well as doors to the garden, a utility room and shower room.

On the first floor there is a principal bedroom with built-in storage and ensuite shower room, three further double bedrooms, one with a fireplace, a family bathroom and a separate w.c. Stairs lead to the second floor where there is a further double bedroom which is currently used as an additional sitting room.

Outside the gravel drive features a planted coaching circle and provides ample off-road parking alongside the garaging comprising a double and attached workshop, there is also a workshop/potting shed with attached store. The garden is laid to lawn with well-stocked flower and shrub beds, pond, mature trees and hedging, paved terrace, vegetable garden and greenhouse.



STAPLEHURST

The Wealden village of Staplehurst offers excellent amenities including medical centre, post office, supermarket, butcher, chemist, library, a number of eateries, Kin Coffee, 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 striking home is also within walking distance 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).

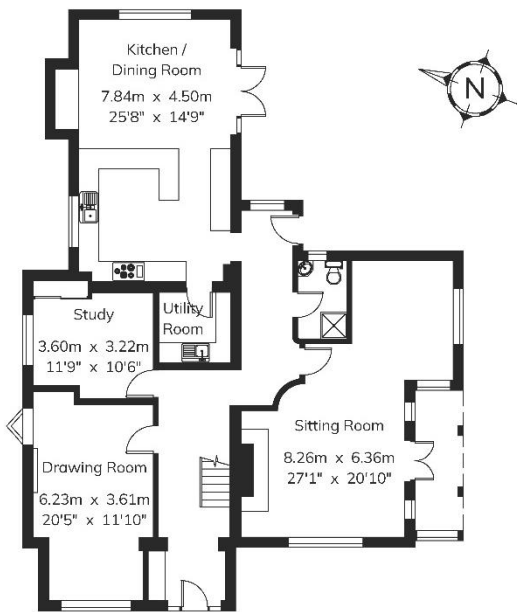
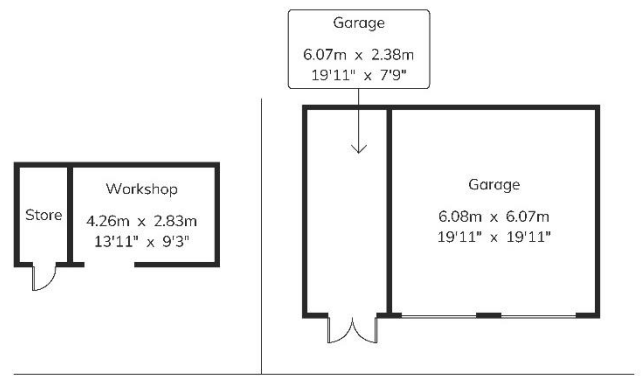


Andreds House

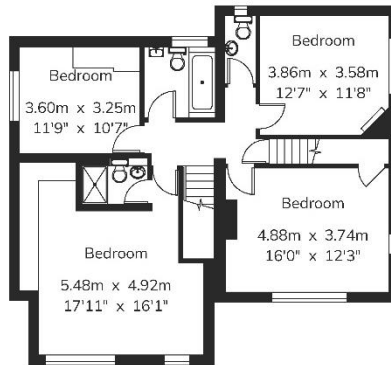
House - Gross Internal Area : 315.5 sq.m (3396 sq.ft.)

Garage Block - Gross Internal Area : 52.3 sq.m (562 sq.ft.)

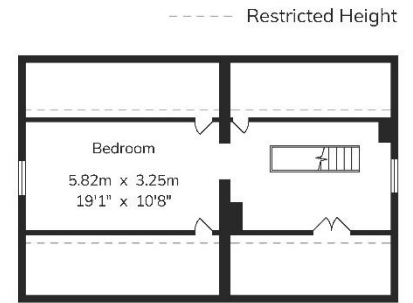
Workshop / Store - Gross Internal Area : 16.5 sq.m (177 sq.ft.)



Ground Floor



First Floor



Second Floor



For Identification Purposes Only.

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SERVICES

All mains utilities connected. Gas fired 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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