



'Our Focus Determines Your Reality'



Frittenden Road
Staplehurst
Kent
TN12 0DH



Entrance Hall * Sitting Room * Family Room *
Dining Room with Butler's Pantry * Kitchen/Breakfast Room
Utility Room * Cloakroom

Principal Bedroom, Ensuite * Four Further Double Bedrooms
Dressing Room * Family Bath/Shower Room * Shower Room

Garden and Grounds approx. 0.6 Acres
Detached Versatile Outbuilding * Driveway Parking



STRIKING DETACHED VICTORIAN FAMILY HOME

Built in 1886/7 with later additions, this striking unlisted Victorian red brick property exhibits many features synonymous with the period from high ceilings and picture rails to ornate fireplaces and sash windows.

Offering approximately 3,500 sq.ft. over three storeys, the stylish accommodation consists of an entrance hall opening into a dining room with butler's pantry and exposed floorboards, a double aspect sitting room with bay window and fireplace, double aspect family room with fireplace and log burner, double aspect kitchen/breakfast room with trifold doors opening to the garden, utility room with door to outside and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with bay window and double aspect ensuite shower room, a further double aspect double bedroom, a dressing room and a family bath/shower room.

On the second floor there are a further three double aspect double bedrooms and a family shower room. Four of the five bedrooms come with period fireplaces.





OUTSIDE

Electric wooden gates and a pedestrian gate, in the hedge bordering the front of the property, open onto the gravel drive which provides ample off-road parking. The gravel continues around the house and opens into a gravel bed with sculpted manicured box hedging.

The manicured gardens are laid to lawn with a variety of mature trees and manicured hedging. A herringbone terrace is sheltered by brick wall with a gate from the driveway. With the kitchen/breakfast room and a versatile outbuilding adjoining the terrace; this provides an excellent area for outside entertaining. Subject to the necessary permission, the outbuilding could provide ancillary accommodation. The property sits in approximately 0.64 acres.

The property is conveniently situated a short distance from the village amenities and from the mainline railway station.



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)).



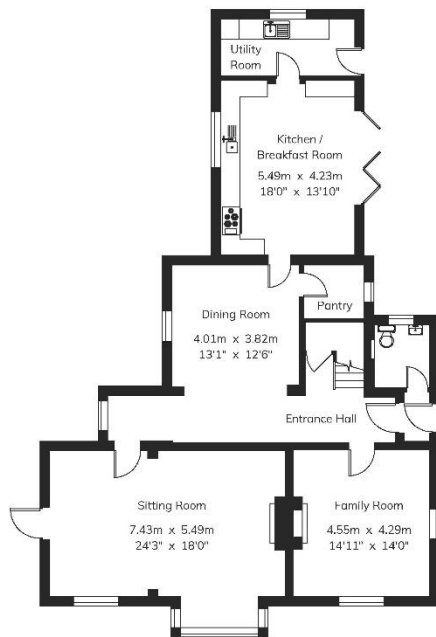
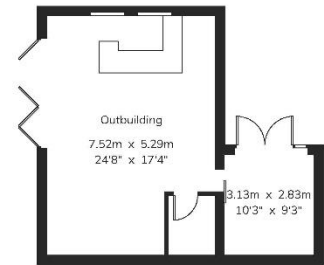




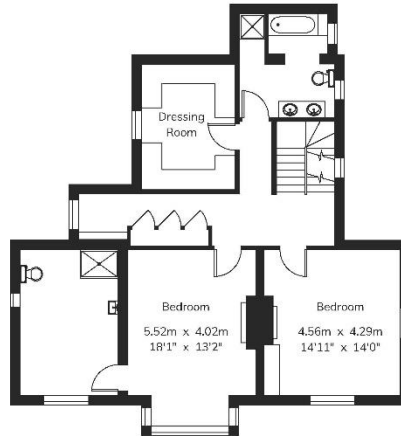
The Old Vicarage

House - Gross Internal Area : 327.6 sq.m (3526 sq.ft.)

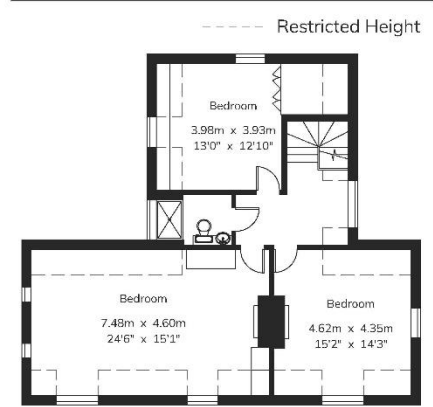
Annexe - Gross Internal Area : 50.8 sq.m (546 sq.ft.)



Ground Floor



First Floor



Second Floor



For Identification Purposes Only.

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SERVICES

All mains services connected. Gas fired central heating.

Maidstone Borough Council - Council Tax Band G

EPC Rating: E

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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