



‘Our Focus Determines Your Reality’



Station Road  
Staplehurst  
Kent  
TN12 0QH



Entrance Hall \* Open-Plan Kitchen/Breakfast/Sitting Room  
Dining Room/Study \* Ground Floor Bedroom, Ensuite  
Utility Room \* Cloakroom

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Principal Bedroom, Ensuite \* Two Further Double Bedrooms  
Family Bathroom

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Enclosed Garden with Terrace  
Detached Garage \* Off-Road Parking





## MODERN DETACHED FAMILY HOME

Completed in 2019, this attractive detached family home offers a versatile layout in a convenient central village location within walking distance of the mainline railway station at Staplehurst. In addition to the comfortable family accommodation the property also provides an enclosed garden with terrace, detached garage and off-road parking.

The versatile accommodation consists of an entrance hall, an open-plan kitchen/ breakfast/ sitting room with tri-fold doors, further double doors to the garden, and a log-burning stove; there is also a utility room with door to outside, a double aspect dining room/study, a ground floor double bedroom with ensuite shower room and a cloakroom.

On the first floor there is a principal bedroom with ensuite shower room, two further double bedrooms, on with built-in storage and a family bathroom.

To the front of the property a gravel drive provides off-road parking and leads to the detached garage, there is an area of lawn bordered with close slat fencing and hedging. The enclosed garden to the rear is laid to lawn with a paved terrace and flower and shrub bordered.



## STAPLEHURST

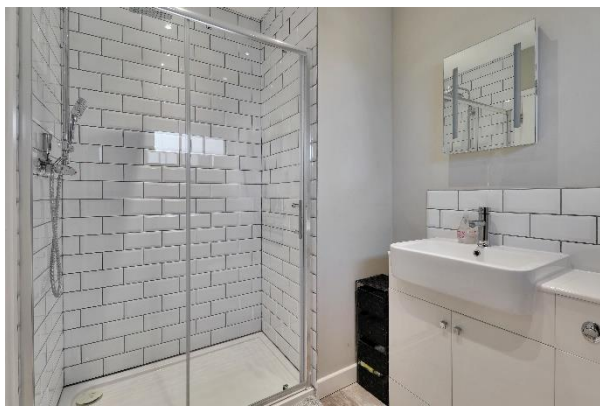
The Wealden village of Staplehurst offers excellent amenities including medical centre, post office, supermarket, butcher, chemist, library, a number of eateries, Kin Coffee, and a primary school.

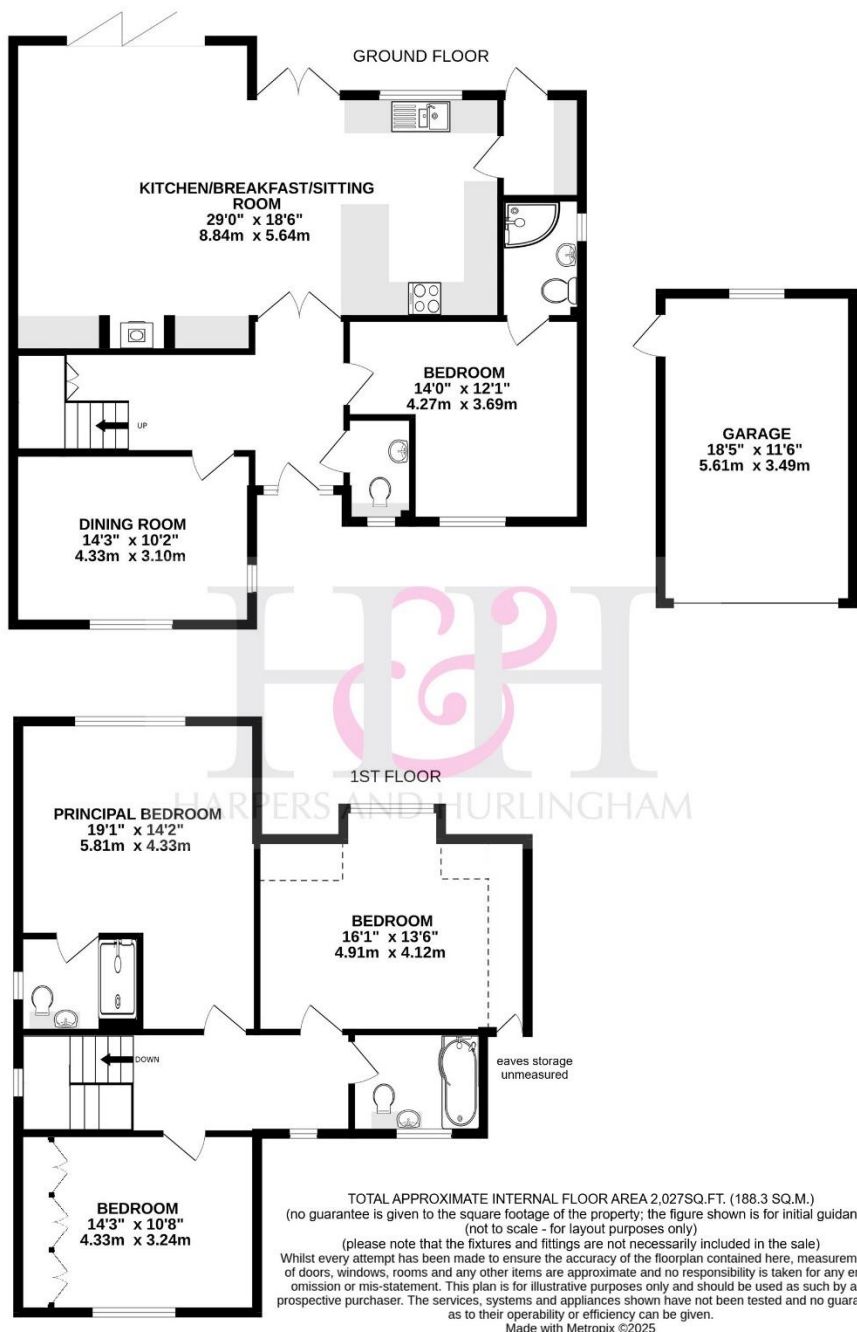
## SCHOOLS AND CONNECTIONS

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 School, St Ronan's and Sutton Valence Prep and Senior Schools.

There is a 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).







## SERVICES

All mains utilities connected. Gas fired central heating, underfloor heating throughout the ground floor. Triple glazed acoustic windows are fitted to the front of the house. There is fibre to the property.

Maidstone Borough Council - Council Tax Band G

EPC Rating: B

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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