



FOUNDATION

01227 752617

[sales@foundationestateagents.co.uk](mailto:sales@foundationestateagents.co.uk)

[www.foundationestateagents.co.uk](http://www.foundationestateagents.co.uk)

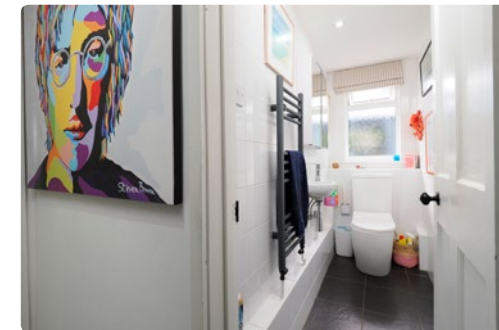


Caine Grove, Five Oak Lane, Staplehurst, Tonbridge TN12 0HT

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS



Freehold



## Caine Grove, Five Oak Lane, Staplehurst, Tonbridge TN12 0HT

- Enchanting Period Detached Residence
- Open Plan Living Areas With Wood Burning Stove
- Almost 1700 Sq.Ft Of Versatile Accommodation
- Flourishing In Character & Modern Enhancements
- Brand New Contemporary Bathroom
- Potential Annexe Opportunity Within The Double Garage
- Wonderfully Landscaped Gardens
- 0.17 Acre Plot Which Includes Ample Parking

### SITUATION:

Caine Grove is situated in a fabulous rural position, yet within close proximity to Staplehurst and Marden which offer local amenities serving everyday needs including village stores, bakers, butchers, pharmacy, post office, health centre, primary schools and a good range of pubs. Nearby is the beautiful Wealden village of Goudhurst which is well known for its pretty centre, ancient church, duck pond, period buildings, inns and restaurants.

Royal Tunbridge Wells approx. 15 miles away is a larger town with an array of independent boutiques and high street retailers. Walk along The Pantiles which is the historic heart of Tunbridge Wells. There's no better way to soak up the grandeur of the town's Georgian heyday than exploring these colonnaded walkways, lined with bars, restaurants, and cafés.

There is an excellent choice of state and private schools in the area with good access to Benenden, Cranbrook, Sutton Valence, Tonbridge and Sevenoaks schools. The property sits within the Cranbrook School Catchment Area.

Cranbrook is made up of narrow medieval streets which are lined with pretty old houses. There is a wide range of interesting shops, pubs and restaurants, an excellent town museum and the wonderful Union Mill, the tallest and finest working smock mill in England. Just three miles away one will find the world famous Sissinghurst Gardens, created by Vita Sackville-West and is one of the most visited gardens in England.

Bedgebury Forest offers an array of woodland walks, cycle paths and horse riding. For water sport enthusiasts, Bewl Water offers an array of sports which is centred around a large lake and 800 acre park land.





An enchanting four bedroomed detached residence built in the 1920s and nestled within the picturesque and exceptionally sought after village of Staplehurst.

Caine Grove offers almost 1700 sq.ft of spacious and versatile accommodation which has been significantly enhanced by the current family who have lovingly maintained the property over the last 15 years. The house boasts an array of modern updates, including new windows, a cozy wood-burning stove, underfloor heating, a new boiler and brand-new contemporary bathroom, seamlessly blending historic elegance with contemporary conveniences. The weatherboard colonial style façade is particularly striking contrast to the handsome red front door which sits neatly behind the picket fence.

As you step inside, you're greeted by an inviting open-plan layout that radiates light and versatility. The dual aspect sitting room, anchored by a striking open fireplace set within a classic cast iron mantle, invites



evening gatherings. This space flows effortlessly into a family room that features a wood-burning stove, connecting seamlessly to a well-appointed kitchen. Here, beech worktops and wooden units provide a warm, rustic touch, complemented by a breakfast bar perfect for casual dining and morning coffee. The kitchen space is further enhanced by a utility area which also provides access to the rear garden.

The ground floor also offers a separate WC and a convenient guest bedroom with an ensuite shower, ensuring comfort for visitors. The stairs ascend to the first floor, where one will find three spacious double bedrooms, each designed to offer serene views of the surrounding countryside. The newly fitted bathroom is a sanctuary of relaxation, featuring elegant black fixtures, a separate shower, and a luxurious bathtub.

#### OUTSIDE:

Caine Grove occupies a generous 0.17-acre plot, which wrap around the property,

creating a serene oasis and allowing one to enjoy the sunshine at different times of the day. A summer house is placed next to the raised decking which is the perfect spot for alfresco dining. One side of the property there is a wildlife pond, with an additional seating area to the other side the garden is mainly laid to lawn and leads round to the detached double garage. The double garage presents an exciting opportunity for an annexe, perfect for multi-generational living or for a teenager seeking independence. Ample off-road parking ensures convenience for family and friends alike.

With breathtaking views over lush paddocks and easy access to countryside walks leading into Marden, this home embodies the perfect blend of rural serenity and modern convenience. Just a 50-minute train ride to Charing Cross, it offers a rare opportunity to enjoy the best of both worlds: a peaceful retreat and vibrant city life. This captivating property awaits the next family ready to create lasting memories within its welcoming embrace.









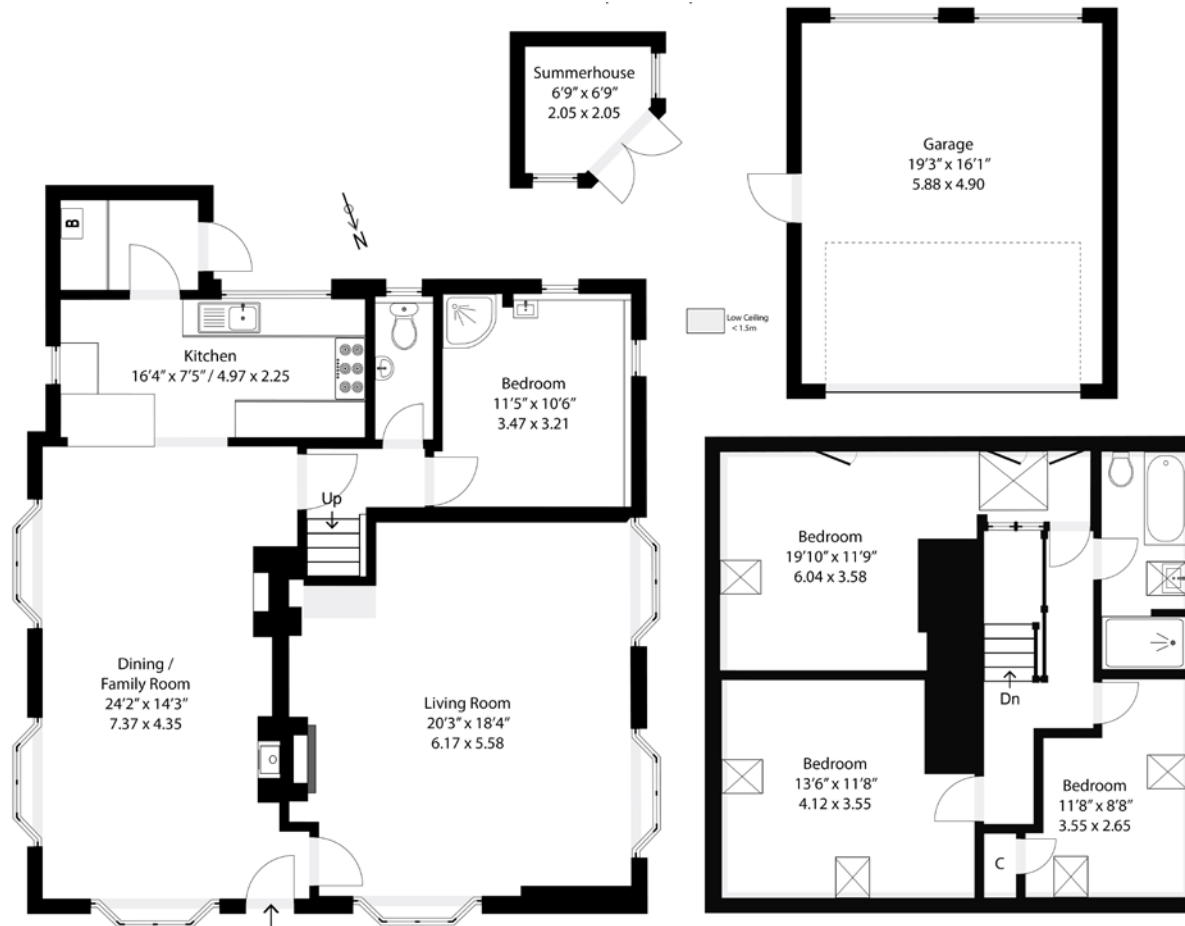












TOTAL FLOOR AREA: 2032 sq. ft (188 sq. m)  
 HOUSE: 1683 sq. ft (156 sq. m)  
 GARAGE: 349 sq. ft (32 sq. m)



EPC RATING  
 E



COUNCIL TAX BAND  
 F



GENERAL INFORMATION  
 Private drainage & LPG gas

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

