

RADFORDS

ESTATE AGENTS

Village Houses

**No Onward
Chain**



**MILL HOUSE
OFF HIGH STREET
STAPLEHURST
KENT TN12 0AU
PRICE £525,000 FREEHOLD**



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MILL HOUSE, OFF HIGH STREET, STAPLEHURST, KENT, TN12 0AU

BUILT IN 1972, THIS SUBSTANTIAL DETACHED FAMILY RESIDENCE IS SITUATED IN THE HISTORIC PART OF THE VILLAGE OF STAPLEHURST, IN A SECLUDED POSITION NEAR THE CHURCHYARD ENJOYING MAGNIFICENT VIEWS.

ENTRANCE HALLWAY, DOWNSTAIRS SHOWER ROOM, LIVING ROOM, CONSERVATORY, DINING ROOM, KITCHEN, UTILITY ROOM, LANDING, FOUR DOUBLE BEDROOMS, LARGE FAMILY BATHROOM, GARAGE, PRIVATE DRIVEWAY WITH AREA PROVIDING PARKING FOR SEVERAL CARS, NEAT AND TIDY GARDENS, SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS

Strictly by appointment with the Agent as above who will accompany all viewings from their offices at an appointed time.

DESCRIPTION

A unique opportunity to acquire a substantial and well-presented detached family home believed to date back to approximately 1972. Benefitting from full gas-fired central heating and double glazing. The position is quite unique being situated in the old historic part of the village. The conservatory to the rear is an added bonus to enjoy the garden. An internal inspection is highly recommended to appreciate what is on offer.

The property is set within the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.



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The accommodation comprises: -

PORCHWAY

Front door opening to:

ENTRANCE HALLWAY

Ceramic tiled flooring. Radiator. Polished hardwood staircase. Useful understairs cupboard. Meter cupboard.

DOWNSTAIRS SHOWER ROOM

Spacious. Shaped pedestal hand wash basin. WC. Walk-in power shower cubicle. Radiator.

LIVING ROOM

A light spacious room. Triple aspect. Herringbone polished wood flooring. Two radiators. Feature brick fireplace with inset Oak bressummer beam and brick hearth. Fitted curtains and rails.

CONSERVATORY

Overlooking garden. Ceramic tiled flooring. Fully double glazed. Casement doors opening onto rear garden.

DINING ROOM

Enjoying lovely views over garden. Polished herringbone flooring. Radiator. Serving hatch to kitchen.

KITCHEN

Double aspect overlooking garden. Range of base and eye level units with inset stainless steel single drainer sink unit with monobloc tap. Integrated Zanussi dishwasher. Zanussi freestanding electric oven. Russell Hobbs refrigerator. Ceramic tiled flooring.

STAIRCASE

Fitted carpeting. Two windows overlooking garden. Leading to:

GALLERIED LANDING

Radiator. Fitted carpeting.

BEDROOM 1

Enjoying lovely views. Window with fitted curtain rail. Fitted carpeting. Radiator.

BEDROOM 2

Window with fitted curtain rail. Fitted carpeting. Radiator.

BEDROOM 3

Window with fitted curtain rail. Fitted carpeting. Radiator. Double wardrobe cupboards.

BEDROOM 4

Window with fitted curtain rail. Fitted carpeting. Radiator.

FAMILY BATHROOM

Panelled bath with taps, handheld shower and additional fitted shower with screen. Tiled splashbacks. WC. Pedestal hand wash basin. Double airing cupboard. Shaver point. Access to loft area.

UTILITY ROOM OFF GARAGE

Window to rear. Worktop with cupboards under and inset stainless steel single drainer sink unit. Beko fridge freezer. Siemens washing machine.

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GARAGE

Up and over door, light and power.

OUTSIDE

Beautifully landscaped old-English style gardens abutting the church yard.

COUNCIL TAX

Maidstone Borough Council Tax Band F

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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FLOORPLANS



Total area: approx. 143.7 sq. metres (1546.8 sq. feet)

Dimensions are approx

Garage/Utility included in total floor area

Plan produced using PlanUp.