



2 LIME TREES
STAPLEHURST, KENT, TN12 0SS



**Lambert
& Foster**

STAPLEHURST MLS 0.5 MILES | MARDEN MLS 3 MILES | CRANBROOK 5.5 MILES | ASHFORD INTERNATIONAL 18 MILES

2 LIME TREES, STAPLEHURST, KENT, TN12 0SS

An attractive and well presented detached family house boasting 2,631 square feet (including triple garage) of accommodation including five bedrooms (two en suite), three reception rooms and an open plan kitchen/breakfast/family room, complemented by a beautifully landscaped garden, triple garage and parking for three vehicles, in all totalling approximately 0.188 of an acre, all occupying a convenient location within a short walk to Staplehurst MLS with services to Charing Cross, London Bridge and Cannon Street (approx 55 minutes) and High Street. Cranbrook School catchment area. Complete onward chain.

GUIDE PRICE £850,000

FREEHOLD



LOCATION

Using what3words; whistle.annotated.breakfast



DESCRIPTION

2 Lime Trees is an attractive, well presented detached family house, presenting brick and tile hung elevations, beneath a pitched tiled roof.

Accommodation is arranged over two floors and includes; entrance hallway, cloakroom, triple aspect sitting room with feature fireplace, conservatory, study room, dining room and open plan kitchen/breakfast/family room with 5 ring gas hob and stylish wine cooler.

To the first floor, a principal bedroom with built in wardrobes and en suite shower room, guest bedroom with en suite shower room, a further three bedrooms and modern family bathroom.

The property benefits from fibre broadband and 2 gig internet available throughout, integrated alarm, CCTV and WiFi enabled smart home.





GARDENS & GROUNDS

Outside, a private driveway provides parking for three vehicles and includes an EV charging point. The triple garage is a superb feature of this property and is currently set up as a games room.

The meticulously maintained rear garden complements the accommodation well, with part walled surround and mature trees, plants and borders. Within the garden is a decked seating area, lawn, feature rockery, pond and pathway leading to the triple garage with pergola.

This attractive family home is situated within the Wealden village of Staplehurst with its excellent amenities including post office, supermarket and primary school. This property is also situated within the Cranbrook School Catchment area. In addition to Cranbrook School, there are other excellent schools nearby, namely Bethany, Benenden School, St Ronans, Dulwich School and The Judd School. The mainline station is walking distance and provides commuter services to Charing Cross, London Bridge and Cannon Street (approx 55 minutes).



FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

2 Lime Trees, Staplehurst, Tonbridge, TN12 0SS

Approximate Area = 2209 sq ft / 205.2 sq m
Garage = 422 sq ft / 39.2 sq m
Total = 2631 sq ft / 244.4 sq m
For identification only - Not to scale





VIEWING: By appointment only. **Cranbrook Office:** 01580 712 888

WHAT3WORDS: whistle.annotated.breakfast

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

BROADBAND & MOBILE COVERAGE:

Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band G **EPC:** C (71)



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