



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£750,000**

**Freehold**

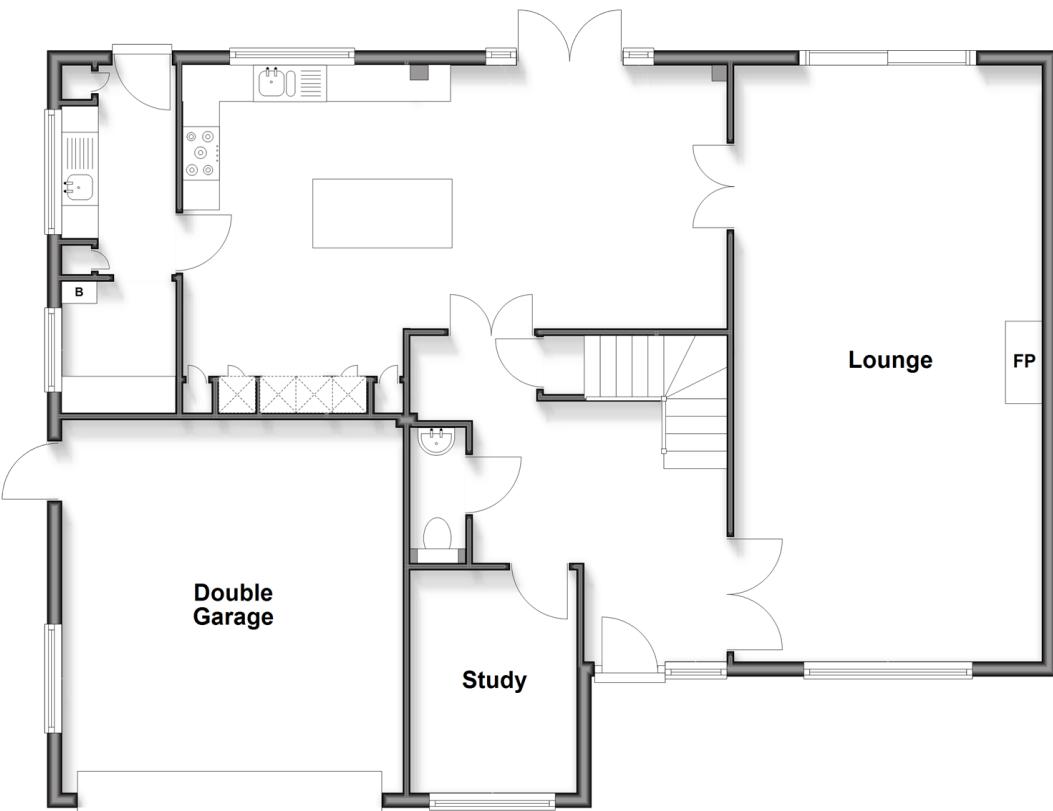
4x 2x 1x

**Station Road,  
Staplehurst, Kent, TN12**

*Wards*  
Helping you move forwards

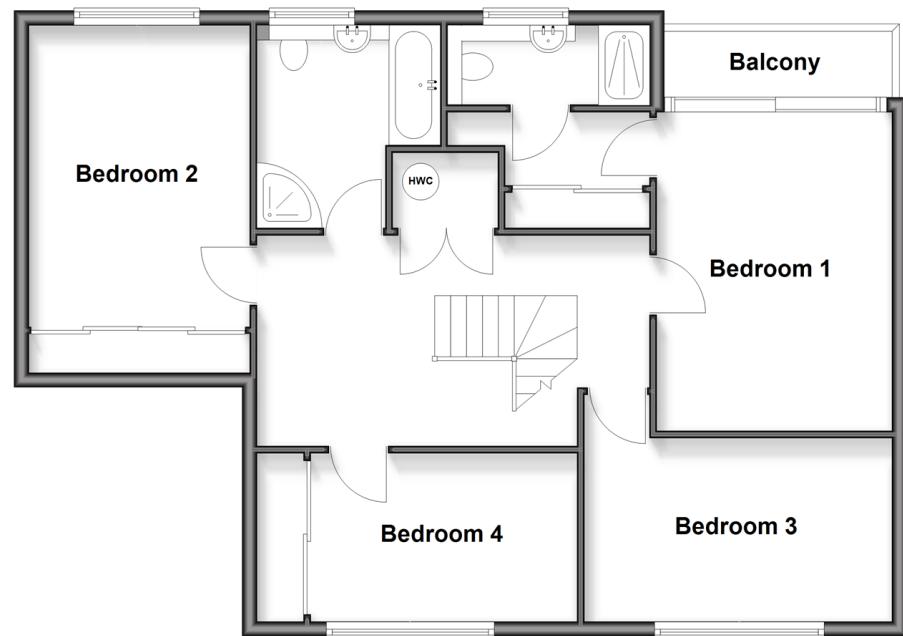
## Ground Floor

Approx. 121.5 sq. metres (1307.4 sq. feet)



## First Floor

Approx. 81.5 sq. metres (877.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Kitchen/Dining Room: 24'10 x 15'4 (7.57m x 4.68m)  
Utility Room: 15'6 x 5'1 (4.73m x 1.55m)  
Lounge: 26'8 x 13'9 (8.13m x 4.19m)  
Study: 9'10 x 7'6 (3.00m x 2.29m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 1: 14'1 x 10'5 (4.30m x 3.18m)  
En-Suite Shower Room  
Dressing Room  
Bedroom 2: 15'4 x 9'10 (4.68m x 3.00m)  
Bedroom 3: 14'3 x 7'7 (4.35m x 2.31m)  
Bedroom 4: 13'9 x 8'2 (4.19m x 2.49m)  
Bathroom

### OUTSIDE

Double Garage and Driveway  
Large Rear Garden



## Main features

- Double garage and driveway
- Bedroom 1 with en-suite, dressing room and balcony
- Large and private rear garden with patio area
- Beautiful open plan kitchen dining area with patio doors to the garden and separate utility
- Set in the heart of Staplehurst, walkable to amenities and station. Cranbrook Grammar catchment area.



### Nearest Schools

Primary Schools: Staplehurst School 0.2 miles, Frittenden C of E Primary 2.5 miles, Marden Primary 2.8 miles

Secondary Schools: Bethany School 3.5 miles, Sutton Valence School 3.8 miles, Linton Park School 4.6 miles

### Transport Information

Train Stations: Staplehurst 0.3 miles, Marden 2.2 miles, Headcorn 3.1 miles

### Address

Station Road, Staplehurst, Kent, TN12

### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Staplehurst Branch 01580 893322 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



13923432/20251008/MF/MF