

RADFORDS
ESTATE AGENTS

Village Houses



**LITTLE LODDENDEN
HIGH STREET
STAPLEHURST
KENT TN12 0AD**
**GUIDE PRICE £499,950 -
FREEHOLD**



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU

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enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk
01580 893152

LITTLE LODDENDEN, HIGH STREET, STAPLEHURST, TN12 0AD

A UNIQUE OPPORTUNITY TO ACQUIRE A HISTORIC PERIOD COTTAGE WITHIN THE HEART OF THE VILLAGE OF STAPLEHURST, GRADE II LISTED, WITH A WEALTH OF EXPOSED BEAMS, INGLENOOK FIREPLACES AND LOVELY OLD ENGLISH COURTYARD STYLE GARDEN. CRANBROOK SCHOOL CATCHMENT AREA.

HALLWAY, DRAWING ROOM, DINING ROOM, STUDY, KITCHEN BREAKFAST ROOM, CLOAKROOM, LANDING, FOUR BEDROOMS, BATHROOM, OLD ENGLISH GARDEN

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS The property can be found in the middle of Staplehurst, just opposite the shopping parade and behind the hedge.

DESCRIPTION

Having not been on the market since the late 1960s, this fabulous Grade II listed period attached property enjoys a spectacular wealth of exposed beams, open fireplaces and spacious family living accommodation. Being Grade II listed, the property is unspoilt but in excellent condition throughout and an internal inspection is highly recommended.

The property is set in the middle of 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.



The accommodation and approximate dimensions comprise, traditional front door opening to:

ENTRANCE VESTIBULE

Fitted carpeting, stripped pine door opening through to:

DRAWING ROOM

With exposed beams, fine inglenook fireplace with oak beam, brick hearth and original bread oven, fitted carpeting, two radiators, additional fireplace with alcove cupboards either side and an additional alcove display with cupboard underneath, two windows to front, original door opening through to:

INNER HALL AREA

With carpeting and exposed beams.

STUDY

With exposed beams and fitted carpeting.

DINING ROOM

Exposed open beams to ceiling, fitted carpeting and radiator. Doors leading to terrace and garden beyond.

KITCHEN

With quarry tiled flooring and two windows to rear, fitted with base unit with inset butler sink. Various original cupboards, space and plumbing for washing machine and dishwasher, AGA range, unique original pantry with quarry tiled flooring and shelving. AGA is gas fired and provides hot water. New thermostat which was fitted last year. Gas fired boiler.

REAR LOBBY

Quarry tiled flooring and door off to:

CLOAKROOM

With low level WC suite and corner handwash basin.

STAIRCASE

Carpeted with exposed beams and old panelling to landing area.

MASTER BEDROOM

Window to front which is secondary glazed, exposed beams, fitted carpet, radiator, smaller curved style inglenook fireplace with oak beam, walk in wardrobe with large useful storage area.

BEDROOM 2

With open beams to ceiling, radiator, fitted carpet, window to rear.

BEDROOM 3

With exposed beams, window to rear, radiator, walk in wardrobes with large useful storage area. This room has flying freehold over 1 Little Loddenden's kitchen.

FAMILY BATHROOM

Sink, WC and bath with shower over.

STAIRCASE

Leading to

BEDROOM 4/LOFT ROOM

Two built in eaves cupboards area, fitted carpet, window on the end elevation, additional large storage area.

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OUTSIDE

The cottage is set back slightly from the road, behind a hedge with an area of garden to the front, side and back, all laid to lawn and borders, with side access. A separate terrace area extends to the side, with a service area. There are two useful garden sheds and greenhouse.

AGENT NOTE:

There is a nearby single garage for purchase independent from this transaction.

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.

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.



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FLOORPLANS

