

# RADFORDS

ESTATE AGENTS

Village Houses

No Onward  
Chain



**3 VINE HOUSE  
HIGH STREET  
STAPLEHURST  
KENT TN12 0AR  
PRICE £495,000 FREEHOLD**



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

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

## 3 VINE HOUSE, HIGH STREET, STAPLEHURST, KENT, TN12 0AR

**AN IMPRESSIVE WING OF VINE HOUSE, HAVING RECENTLY BEEN REDECORATED THROUGHOUT TO A HIGH STANDARD, SITUATED IN THE HEART OF THE VILLAGE WITHIN THE CRANBOOK SCHOOL CATCHMENT AREA**

**RECEPTION HALL, STUDY/POTENTIAL THIRD BEDROOM, LIVING ROOM, DINING ROOM, KITCHEN, LANDING, TWO BEDROOMS, BATHROOM, GARDENS TO SIDE AND REAR, ALLOCATED CAR PARKING SPACES**

**VIEWINGS** Strictly by appointment with the Agent as above.

**DIRECTIONS** The property is situated in the High Street just before the brow of the hill just opposite our offices.

### **DESCRIPTION**

An opportunity to acquire a historic house within the village of Staplehurst originally known as The Limes and subsequently Vine House. Interestingly the front of the main house was built of expensive London stock bricks imported for added prestige with the sides of the house made of local red brick. We offer the northern wing of the property. The whole property was occupied by a Doctor Watson in the early 1800's running a successful nursing home. Apparently Staplehurst air was thought to be particularly pure. Subsequently the property was once again a nursing home in the 1920's and subsequently owned by John Silkin the late MP. The accommodation is spacious, well-planned and beautifully presented.

The property is set in the centre 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.



# 3 VINE HOUSE, HIGH STREET, STAPLEHURST, KENT, TN12 0AR

## RECEPTION HALL

Approached through traditional front door. Window to front. Radiator. Fitted carpeting. Useful understairs cupboard.

## CLOAKROOM

WC. Corner hand wash basin. Meter cupboard.

## STUDY/POTENTIAL THIRD BEDROOM

Feature bay window and interesting half-moon shaped window. Fitted carpeting. Radiator.

## MAIN LIVING ROOM

Fabulous room with original features. Window to front. A feature of which is the central post with coved ceilings. Fitted wall lights. Radiator.

## DINING ROOM

Window to rear and stable door opening to rear garden. Fitted carpeting. Radiator.

## KITCHEN

Quarry tiled flooring. Base and eye level units with 1½ bowl sink unit with mixer tap. Fitted gas hob and oven. Space and plumbing for washing machine and dishwasher. Radiator. Fitted cupboard.

## STAIRCASE

Fitted carpeting. Leading to:

## LANDING

Radiator. Access to loft area. Airing cupboard housing Valliant Gas-fired boiler serving domestic hot water and central heating.

## BEDROOM 1

Double aspect. Radiator. Fitted carpeting.

## BEDROOM 2

Window to rear. Radiator. Fitted carpeting. Single cupboard.

## SHOWER ROOM

Shower cubicle. Hand wash basin. WC. Chrome heated towel rail. Window to rear.

## OUTSIDE

Externally the property enjoys an area of original and traditional garden with access to cellar area. The garden lays initially to the side with allocated parking space for two cars. Rear access to rear courtyard garden which is partially walled. Paved terraced area. Glazed green house. Rear access.

## COUNCIL TAX

Maidstone Borough Council Tax Band F

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

# 3 VINE HOUSE, HIGH STREET, STAPLEHURST, KENT, TN12 0AR



# 3 VINE HOUSE, HIGH STREET, STAPLEHURST, KENT, TN12 0AR



## 3 VINE HOUSE, HIGH STREET, STAPLEHURST, KENT, TN12 0AR



*These details and plans 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.*

### **MONEY LAUNDERING REGULATIONS**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

# 3 VINE HOUSE, HIGH STREET, STAPLEHURST, KENT, TN12 0AR

## FLOORPLANS



Total area: approx. 113.9 sq. metres (1225.5 sq. feet)

Dimensions are approx

Plan produced using PlanUp.

# 3 VINE HOUSE, HIGH STREET, STAPLEHURST, KENT, TN12 0AR

