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ESTATE AGENTS

Country Homes



**ROSEMEAD, 5 NEWTOWN COTTAGES
GEORGE STREET
STAPLEHURST
KENT
TN12 0RA
PRICE £430,000 FREEHOLD**



The Estate Office, Crampton House
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rightmove  onTheMarket.com Zoopla  PrimeLocation.com  The Property Ombudsman  RLA  CMP 

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A BEAUTIFULLY PRESENTED SEMI-DETACHED PERIOD COTTAGE SITUATED ON THE OUTSKIRTS OF THE VILLAGE OF STAPLEHURST

SITTING ROOM/DINING ROOM, SUBSTANTIAL REFITTED KITCHEN AND BREAKFAST ROOM, THREE BEDROOMS, BATHROOM, DETACHED GARAGE, WILDLIFE GARDENS TO FRONT AND REAR, CAR PARKING SPACE FOR AT LEAST FOUR CARS

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst proceed in the Maidstone direction and after passing over the railway bridge take the first turning on the left into George Street. When the lane bears round to the right the cottage can be found a short distance along on the left-hand side with our For Sale board outside.

DESCRIPTION

A well-presented character semi-detached cottage offering three-bedroom accommodation. The property features a sitting/dining room with wood-burning stove and a fitted kitchen/breakfast room. Outside, there are established front and rear gardens, a useful brick workshop and store, together with a detached single brick garage and gravel parking. Occupying a semi-rural position on the edge-of the village with footpath access to the mainline station. Located within the highly regarded Cranbrook School catchment area.

LOCATION

The property is set on the outskirts 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 comprises:

Side front door opening into:

SITTING ROOM/DINING ROOM

Window to front. Inglenook style fireplace with Oak bressummer beam housing wood burning stove. Exposed beam work. Radiators. Fitted carpeting.

KITCHEN/BREAKFAST ROOM

Refitted with range of base and eye level units finished cream with worktop surfaces and inset enamel single drainer sink unit. Smeg range style electric cooker with induction hob. Integrated dishwasher. Integrated fridge. Integrated freezer. Space and plumbing for washing machine. Further fitted dresser area with display shelving and storage cupboards.

REAR HALL

Leading to:

BATHROOM

Panelled bath with Mira sport shower. Hand wash basin in vanity unit. WC.

STAIRS

Leading to:

FIRST FLOOR

Two double bedrooms.

STAIRS

Leading to:

SECOND FLOOR

Third double bedroom with useful eaves storage cupboard.

OUTSIDE

The property is approached over a gravelled driveway with parking for approximately four cars with access to detached single garage which is traditionally built of brick. The front garden is laid to lawn neatly tended with Cherry tree, paved pathway and picket fence with gate leading to side and rear garden. The rear garden is laid to lawn including natural area with ornamental pond, crab apple tree and useful outside water tap. Brick workshop, store and timber framed greenhouse.

SERVICES

Mains water, electricity and drainage. Oil-fired central heating.

COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMNCE CERTIFICATE

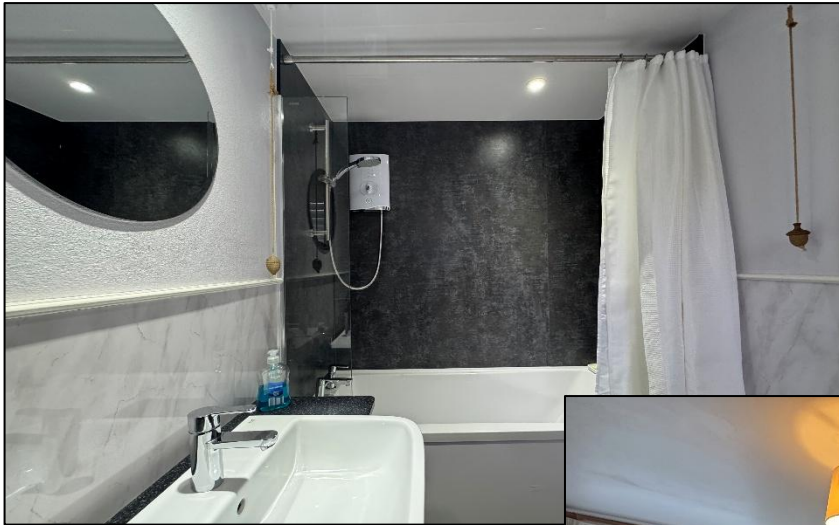
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	44 E	
21-38	F		
1-20	G		

EPC Rating: E

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MONEY LAUNDERING REGULATIONS

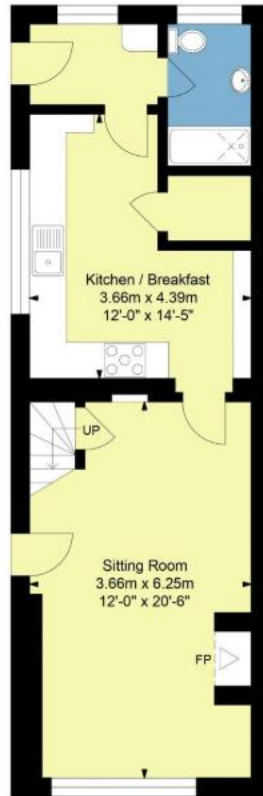
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.

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.

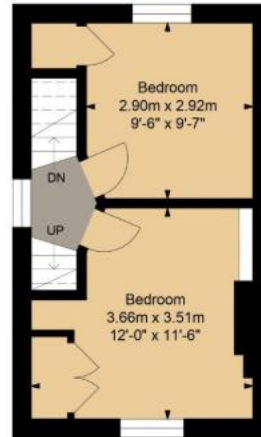


FLOORPLANS

Gross Internal Area (House) : 82.82 sq.m (891.49 sq.ft)
 Gross Internal Area (Shed) : 12.23 sq.m (131.63 sq.ft)
 Gross Internal Area (Garage) : 9.92 sq.m (106.80 sq.ft)



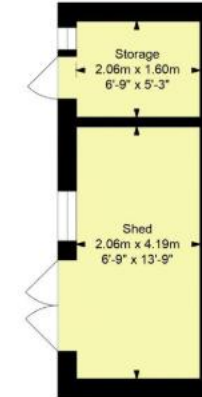
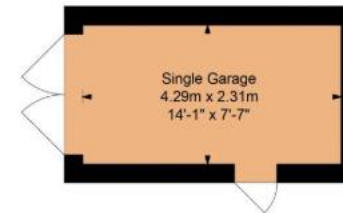
Ground Floor



First Floor



Second Floor



For Identification Purposes Only