

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**SORGLOS HOUSE**  
**4 CORNFORTH CLOSE**  
**STAPLEHURST**  
**KENT TN12 0BP**  
**PRICE £649,950 FREEHOLD**



The Estate Office, Crampton House  
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# SORGLOS HOUSE, 4 CORNFORTH CLOSE, STAPLEHURST, KENT, TN12 0BP

**AN OUTSTANDING OPPORTUNITY TO ACQUIRE A BEAUTIFULLY PRESENTED AND EXTENDED HOUSE IN QUIET CUL-DE-SAC POSITION SITUATED WITHIN THE VILLAGE OF STAPLEHURST AND WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA**

**ENTRANCE HALL, CLOAKROOM, LIVING ROOM, KITCHEN, DINING AREA, FAMILY ROOM, UTILITY ROOM, LANDING, BEDROOM 1 WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, TWO GARAGES, GARDENS AND COURTYARD AREA**

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

**DIRECTIONS** From the centre of Staplehurst proceed along the main A229 and the turning to Cornforth Close will be found on the right-hand side just before the traffic lights. The property will be found a short way along on the left-hand side.

## **DESCRIPTION**

An outstanding and exceptional opportunity to acquire a beautifully refurbished house to the highest possible standard. Amongst the many features is a well-constructed kitchen by Wren Kitchens and quality internal hardwood carpentry with some feature shaped part-glazed doors. Conveniently the property has the benefit of two living room areas. The property enjoys the benefit of replacement double glazing and gas-fired heating. An internal inspection is highly recommended. Externally the property is situated in a quiet cul-de-sac position as has the added benefit of two separate garages with ample car parking area and secluded rear garden with a courtyard area as well.

The property is set within 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.



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The accommodation comprises:-

The property enjoys a private frontage with bricked driveway for car parking, access to 1<sup>st</sup> garage and established hedging extending across the overall frontage to second driveway area with access to 2<sup>nd</sup> garage.

## **FRONT ENCLOSED PORCH**

Front door opening to:

## **ENTRANCE HALL**

Vertical radiator. Fitted carpeting.

## **CLOAKROOM**

Tiled steps. WC. Hand wash basin. Chrome heated towel rail.

## **LIVING ROOM**

Double aspect with windows to front and side and fitted vertical blinds. A feature of this room is the one wall with slatted wood effect finish. Feature solid fuel fire set in fireplace with hardwood mantle.

## **FAMILY ROOM**

Window to rear with blind and side door. Radiator. Fitted carpeting.

## **DINING AREA**

Blending in nicely with the kitchen and family room area. Tiled flooring. Window to side and patio doors opening onto garden. A feature of this room being the interesting light hood. Vertical radiator.

## **KITCHEN**

Interestingly designed to give an additional useful storage area with space for American style fridge freezer finished in quality units matching the kitchen which extends through to the dining room area. Fitted out with quality shaker style units by Wren, approximately four years ago. Skirting lighting. Quality Quartz worktop surfaces. Integrated Rangemaster double oven. Integrated dishwasher. Tiled flooring. Door to:

## **SIDE PASSAGEWAY/UTILITY ROOM**

Door opening to rear garden. Tiled flooring. Useful storage cupboard area with integrated washing machine and tumble drier. Door off to:

## **SINGLE GARAGE**

Electrically operated up and over door. Light and power. Window to rear. Side door.

## **STAIRCASE**

Hand finished Oak carpentry. Half-landing with window to front with slatted blinds. Fitted carpeting.

## **LANDING**

Access to loft area. Spacious double airing cupboard. Fitted carpeting.

## **BEDROOM 1**

Window to rear with fitted blinds. Completely fitted out with range of quality matching wardrobe cupboards extending to bedhead/bedside tables and matching dressing table. Fitted carpeting.

## **ENSUITE**

Fully tiled. Shower cubicle. Hand wash basin. WC. Chrome heated towel rail.

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## BEDROOM 2

Window to rear with slatted blinds. Radiator. Fitted carpeting.

## BEDROOM 3

Window to rear with slatted blinds. Radiator. Fitted carpeting.

## BEDROOM 4

Window to side with slatted blinds. Radiator. Fitted carpeting.

## FAMILY BATHROOM

Window to front. Shaped panelled bath with fitted shower attachment. Hand wash basin. WC. Tiled flooring and walls. Chrome heated towel rail.

## OUTSIDE

To the rear of the property lies a paved terraced courtyard area with established and well-stocked borders. Further area of lawn with established shrubs extending to area of side garden. Circular feature terraced area. Further paved area with independent side access. Additional detached garage with car parking space for at least two cars.

## COUNCIL TAX

Maidstone Borough Council Tax Band E

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

## 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.*

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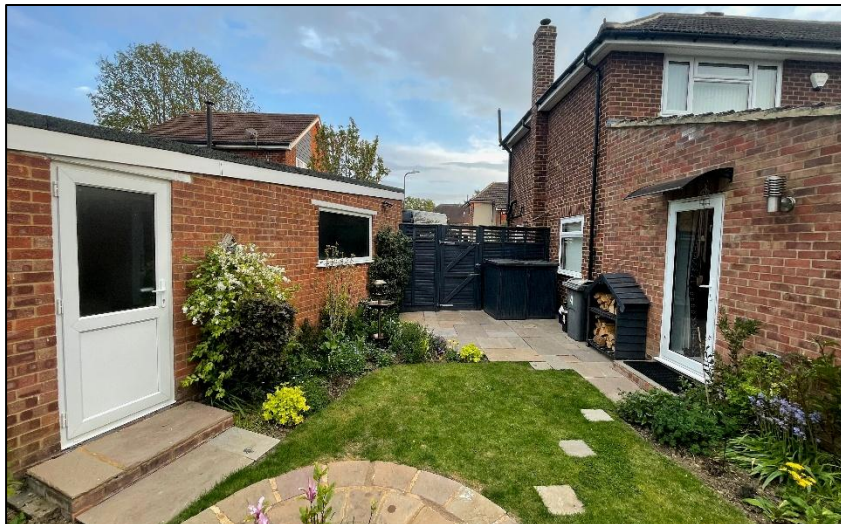
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## FLOORPLANS

