



# ORCHARD HOUSE

CLAPPER LANE, STAPLEHURST, KENT



AN IMPRESSIVE DETACHED VICTORIAN  
COUNTRY RESIDENCE OFFERING ELEGANT AND  
SUBSTANTIAL FAMILY ACCOMMODATION AS  
WELL AS LANDSCAPED GARDENS AND GROUNDS  
OF ALMOST FOUR ACRES, IN A WONDERFUL  
SEMI-RURAL POSITION.

   EPC  
8 4 7 D

Tenure: Freehold

Local Authority: Maidstone Borough Council

Council Tax: H

Services: Mains water, gas and electricity. Gas-fired heating. Mains drainage.

Staplehurst station 1.3 miles (London Bridge from 51 minutes). Marden 2.6 miles (London Bridge from 47 minutes). Goudhurst 6.4 miles.

Cranbrook 6 miles. Tunbridge Wells 16 miles. Ashford International 19 miles (London St Pancras from 36 minutes).

Postcode: TN12 0JL

What3words: ///deck.conductor.masterful



## SITUATION

The property is located in a wonderful semi-rural position, less than a mile from the heart of the popular village of Staplehurst which offers a very good range of amenities serving everyday needs including shops, post office, health centre, pharmacy, pubs and primary school. Nearby are the beautiful Wealden villages of Goudhurst and Sissinghurst, well known for ancient churches, National Trust properties, period buildings, inns and restaurants. Further amenities can be found at the larger centres of Cranbrook and Tunbridge Wells. Staplehurst train station is only just over a mile away, easily accessible by a short drive or approximately 10 minute walk, and offers regular services to London Bridge, Charing Cross and Cannon Street.

There is an excellent choice of schooling in the area, in both the state and private sectors, and the property lies within the Cranbrook School Catchment Area. Other notable schools include Dulwich Preparatory in Cranbrook, St Ronan's at Hawkhurst, Benenden School, Bethany in Goudhurst, Sutton Valence, Somerhill at Tonbridge and, somewhat uniquely, we understand the house is currently in the catchment area for grammar schools in Maidstone, Tonbridge, Tunbridge Wells and Sevenoaks.



## ORCHARD HOUSE

This impressive detached Victorian country residence offers substantial family accommodation totalling 5407 square feet, garaging and landscaped gardens and grounds extending to almost four acres.

The beautifully presented property has been extended over the years as well as sympathetically refurbished and modernised with every attention paid to retaining and reinstating the original period features using traditional techniques and materials. These features include original four-panel Victorian internal doors throughout, timber panelling in the study, original timber staircase, four working fireplaces on the ground floor, timber sash windows, original (restored) timber floors, wrought iron radiators, cornicing and decorative coving and ceiling roses.

Internally, the elegant accommodation flows beautifully and offers a great deal of flexibility with the potential to create an attached annexe at one end of the house if required.



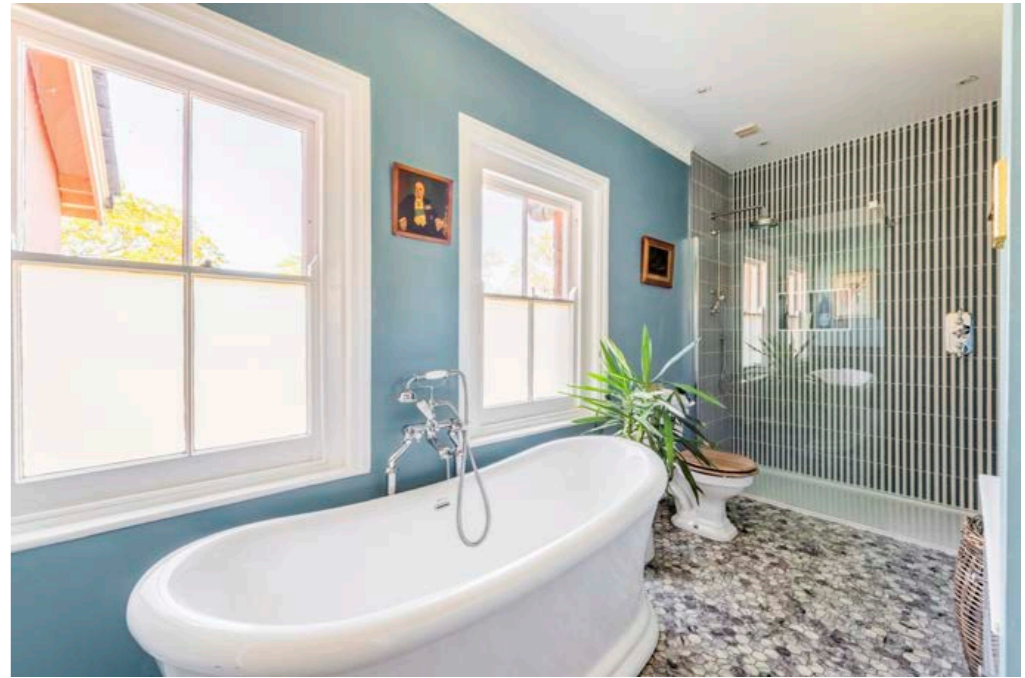
The principal living space is extremely well-proportioned with a number of good sized rooms. These include a formal drawing room with a door to the front and a double aspect study off. The double aspect family room has French doors opening out to the side gardens. A second sitting room also overlooks the side gardens.

The impressive kitchen/breakfast/dining room is a particular feature of the house and has been fitted to a very high standard. The bespoke deVOL kitchen includes hand crafted solid timber cabinetry with integrated appliances, a modern Range cooker and a central island with breakfast bar. An attractive square bay window houses French doors opening out to the terrace and gardens.

From the kitchen, double doors lead through to a charming boot room / secondary kitchen with an Aga and a useful play room off with extensive fitted cupboards and window to the side. A rear hall gives access to a shower room and store room. A spiral staircase leads up to two first floor bedrooms. This part of the house offers great flexibility to create an annexe if a buyer wished.

On the first floor there are six spacious bedrooms as well as a beautifully appointed family bathroom with a free-standing bath and walk in shower. The double aspect principal bedroom is over 34 feet in length and has an attractive square bay window overlooking the rear garden. The bedroom also benefits from an en suite dressing room and bathroom. One of the remaining bedrooms also has an en suite bathroom.







## OUTSIDE

The house is approached via two gated entrances over a gravel 'in and out' driveway leading to the house and detached triple garage (with power and mains water connected). The delightful gardens and grounds surrounding the house were designed by Sara Barraud, known for her naturalistic planting schemes in the Weald, and are designed for year-round structure and low maintenance. To the rear of the house, a paved terrace (accessed from the kitchen/dining room) creates the perfect space for al fresco dining and entertaining whilst enjoying the views over the gardens. The lawned grounds also include a timber-framed summer house/store, two ponds, one with an island and duck house, as well as ancient oak trees. In all about 3.86 acres.





Approximate Gross Internal Area  
 Main House = 502.3 sq m / 5407 sq ft  
 Triple Garage / Storage = 65.4 sq m / 704 sq ft  
 Summer House = 14.4 sq m / 155 sq ft  
 Total = 582.1 sq m / 6266 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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