

RADFORDS
ESTATE AGENTS

Country Homes



**TAVISTOCK
MAIDSTONE ROAD
STAPLEHURST, KENT
TN12 0RE**

PRICE £620,000 - FREEHOLD



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SUPERBLY MAINTAINED AND DECEPTIVELY SPACIOUS DETACHED FOUR-BEDROOM BUNGALOW, LOCATED ON MAIDSTONE ROAD ON THE OUTSKIRTS OF STAPLEHURST, YET STILL WITHIN THE SOUGHT-AFTER CRANBROOK SCHOOL CATCHMENT AREA.

ENTRANCE HALL, BEDROOM 1 , BEDROOM 2, BEDROOM 3, BEDROOM 4, FAMILY AREA, LOFT ROOM, LIVING ROOM, BATHROOM , SHOWER ROOM, OPEN PLAN DINING ROOM AND KITCHEN, UTILITY SECTION, LARGE GARDEN, CARPORT AND GARAGE, DRIVEWAY FOR AT LEAST 7 CARS

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the traffic lights in Staplehurst proceed onto Station Road and continue straight as the road naturally becomes Maidstone Road (A229). Stay on the Maidstone Road for a short distance, heading towards Maidstone, and the property is located along Maidstone Road on the residential stretch of the road before you leave the village.

DESCRIPTION

This beautifully presented, deceptively spacious detached four-bedroom bungalow on Maidstone Road offers a superb blend of character and modern comfort. Carefully extended and updated in the late 1960s and early 2000s, the property has been thoughtfully designed to create an exceptionally practical and welcoming family home, perfectly suited to contemporary living.

The property benefits from outstanding parking facilities, including a single garage, car port, and a driveway with capacity for approximately 7–8 cars.

The rear garden is a standout feature and almost a sale in itself, offering close to 0.5 acres of beautifully arranged outdoor space with a large workshop and greenhouses. Divided into three sections and overlooking orchards, it provides an exceptional sense of privacy and seclusion. The property is accessible with it only being a short walk away from Staplehurst Station , roughly 7 minutes. The property offers four well-proportioned bedrooms on the ground floor along with a useful loft room upstairs (currently used as a home office) , this property is ideally suited to families, commuters, or those working from home.

Conveniently situated, the property is just a five-minute drive from Staplehurst Village Centre, approximately 20 minutes from Maidstone Town Centre, and around half an hour from Tonbridge Town Centre, offering an excellent location for family living.



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ENTRANCE HALL

Recently replaced fitted carpeting -also applies to bedrooms and living room.

BEDROOM 1

Fitted carpeting. Window to front. Radiator to front. Fitted wardrobe.

BEDROOM 2

Fitted carpeting. Window to front. Radiator to front. Fitted wardrobe.

BEDROOM 3

Fitted carpeting. Window to side. Radiator to side.

BEDROOM 4

Fitted carpeting. Window to side. Radiator to side.

FAMILY AREA

Fitted carpeting. Window to side. Radiator to rear. Built in storage cupboards with combi-boiler within. Fully carpeted stairs leading to :

LOFT ROOM

Oak wood flooring. Velux window. Eaves cupboard.

BATHROOM

Tiled flooring. Frosted window to side. Bath tub. WC. Inset hand wash basin with mirror cabinet above. Chrome towel heater. Fitted storage cupboard.

SHOWER ROOM

Tiled flooring. Frosted window to side. Enclosed shower. WC. Hand wash basin with mirror cabinet above. Chrome towel heater.

LIVING ROOM

Fitted carpeting. Radiator to side. Decommissioned fireplace. Sliding door to rear garden.

DINING AREA

Fitted carpeting. Radiator to side Window to rear. Door to rear garden.

KITCHEN

Tiled flooring. Skylight in centre. Spotlights. Range of base and eye-level units with integrated appliances. Integrated Dishwasher. Integrated AEG double oven . Electric hob with extractor hood. 1.5 bowl composite sink. Space for American-style fridge-freezer. Pantry.

Utility Area to rear end of kitchen with plumbing for washing machine and tumble drier, 1.0 bowl composite sink with storage under. Useful storage cupboard. Door to rear garden.

OUTSIDE

The front of the property provides ample parking, with an attractive gravelled driveway offering space for approximately eight vehicles. The property also benefits from side access running the full length of the house, leading through to the rear garden. From the paved patio area, the garden is framed by established herbaceous borders.

The rear garden is a true standout feature and one of the property's key selling points, extending to approximately 0.5 acres and enjoying open views over farmland and orchard at the far end. The garden is thoughtfully arranged into three distinct sections. The first section serves as the main entertaining area, featuring paved and tiled seating areas alongside a generous expanse of lawn.

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The second section, also laid to lawn and accessed through a beautifully planted archway, includes an exceptionally spacious workshop, two greenhouses, and well-established flower beds and foliage.

The final section lies straight ahead and showcases an impressive circular hedge topiary, currently centred around a trampoline. Beyond this, the garden continues with a variety of mature trees, including pear and apple trees. At the far end of the garden, a seating area provides a peaceful spot to enjoy views over the neighbouring orchards.

With very few neighbouring properties, the home enjoys a wonderful sense of privacy and is not overlooked.



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COUNCIL TAX

Maidstone Borough Council Tax Band E

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating : D

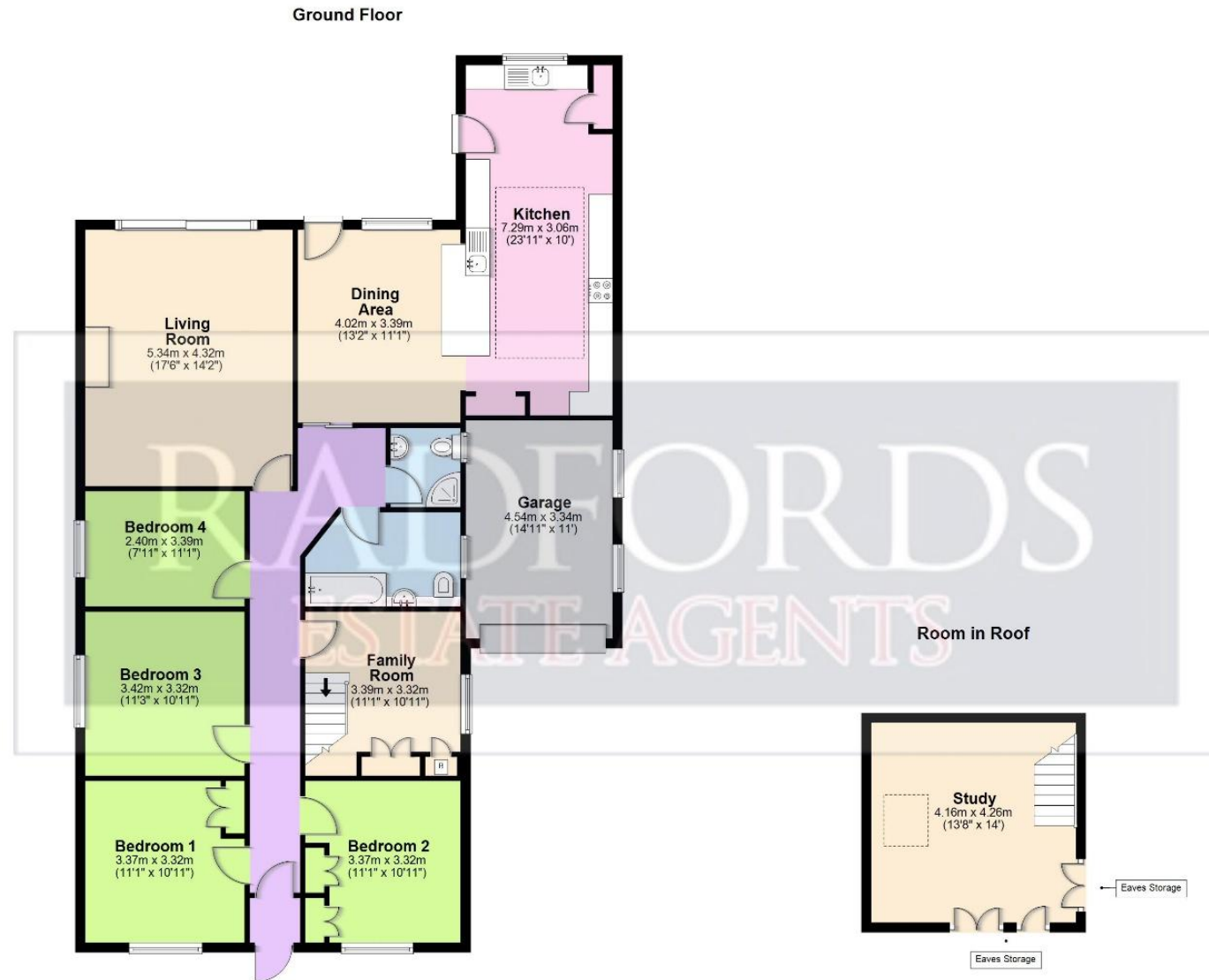
These details and plans have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the 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.

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FLOORPLANS



Total area: approx. 156.2 sq. metres (1681.7 sq. feet)

Dimensions are approx
Garage area not included in total floor area

Plan produced using PlanUp.

