



THE SHIRLEY
CHART HILL ROAD, STAPLEHURST, KENT TN12 0RL



**Lambert
& Foster**



STAPLEHURST 1.5 MILES | CRANBROOK 7.1 MILES | MAIDSTONE 6.8 MILES

THE SHIRLEY, CHART HILL ROAD, STAPLEHURST, KENT TN12 0RL

An attractive, Grade II listed, four bedroom period home situated within a 1.8 acre plot that is a playground of ample lawned gardens, double garage which hosts an attic room and kitchen facilities, pool area, side paddock, stabling as well as timber workshops, catering generously to busy family life and outdoor enthusiasts.

GUIDE PRICE £995,000 FREEHOLD



SITUATION

The Shirley occupies a semi-rural setting along the Chart Hill Road, conveniently placed for the excellent amenities of Staplehurst, Maidstone and the semi-rural villages of the Weald. Staplehurst offers local shopping, a primary school, medical facilities, public houses and a mainline railway station with regular services to London Charing Cross, Cannon Street and Ashford International. More comprehensive shopping, leisure and educational facilities are available in Cranbrook, Tenterden, Maidstone and Tunbridge Wells, with excellent road communications via the A229 and M20. It lies on the outer edge of the Cranbrook School Catchment Area.



DESCRIPTION

The Shirley is an attractive, Grade II listed, four-bedroom period house with striking elevations of exposed timbers and plaster infill, clay tile hanging, whitewashed ragstone walls under pretty part hipped roof pitches, set predominantly with double-glazed wooden casement windows to present a harmonious blend of period styling with later Kentish additions. Open living mingles with cosy corners and useful ante rooms and take their atmosphere from exposed timbers, beams, wall posts, and latched cottage doors. The part ragstone walled hall with cloakroom/WC leads to a triple aspect sitting room; an inviting space with impressive inglenook fireplace and wood-burning stove.

The true heart of The Shirley though is its central bespoke oak kitchen. Fitted cabinetry surrounds an open family dining space across quarry stone floors with long granite worktops including a butler sink and integrated appliances; Neff fridge, Britannia range cooker with electric hob and two ovens, microwave, Miele dishwasher. Along the far walls are a bank of utility cabinets housing Miele washing machine and a fitted dresser-style unit.

From the kitchen, step through either to a casement glazed open boot room with power leading to a west-facing patio, or continue along to an internal lobby in turn opening via part glass double doors to a well-appointed conservatory. A particularly delightful view of the garden can be enjoyed here under its two large fan lights.

Alternatively, step down to a far rear double aspect dining room or secondary family room from which a wraparound staircase rises to first floor. A square upper central landing serves three double bedrooms and a single. The double aspect principal bedroom is framed by long timber lintels, a window seat and a sealed inglenook with open shelving. It has both a separate dressing room and an en-suite shower room with overhead shower, single basin and WC in a white modern suite.

Two secondary doubles are tucked behind a low hall beam and latched doors and are characterised by prettily placed side dormer windows. Bedroom Four, a comfortable single, overlooks the rear garden and benefits from fitted triple wardrobing; equally suitable as a guest room, nursery or study.

A centrally located family bathroom with high ceiling and single glazed obscured window offers a traditional-style bath with chrome mounted mixer taps and shower head, plus enclosed shower and basin with cabinet beneath.



GARDENS, GROUNDS AND OUTBUILDINGS

The Shirley's grounds wonderfully serve an active lifestyle while balancing a desire for the occasional lazy day.

The frontage is principally laid to lawn with considerable off-road parking located both before and after a double gated side enclosure. Distinctive mature trees dot through from its sweeping drive to the main garden and include a central maple tree, cherry tree and wild hawthorn. Borders of immaculately cut hedges, rail and post, picket fencing and neat flower beds create a natural arrangement. Keen growers will appreciate the wooden potting shed and an additional good-sized wooden shed.

The garden's stone flagged patio and BBQ area provide gated access to an internal tarmacked court from which radiate its outbuildings. A gable-fronted garage has twin up and over doors to a powered and well-lit workshop, while a rear kitchenette with Zanussi double oven, Bush under counter fridge and a downstairs shower room with WC and basin are available from side entrance. Its internal lobby with wrap staircase rises to a converted attic room, power and CH; a useful den that overlooks a (8m x 4m x 2m deep) pool for cooling dips or perhaps physio plus a patio for sun lounging. Also find an adjoining boiler room, outdoors tap and lighting.

A carport is flanked to one side with enclosed wooden workshop and wood store, another enclosed workshop to the opposite (each with power), the latter with wooden doors out to paddock for a ride-on vehicle.

Behind is a concrete yard, the site for two inward-facing stable blocks, three loose boxes each. Metal field gates are located at various points to lend easy access to the paddock.



The Shirley, Maidstone Road, Staplehurst, Tonbridge, TN12 0RL

Approximate Area = 2127 sq ft / 197.6 sq m (excludes conservatory / lean-to)

Limited Use Area(s) = 195 sq ft / 18.1 sq m

Studio = 343 sq ft / 31.8 sq m

Garage = 301 sq ft / 27.9 sq m

Outbuildings = 1478 sq ft / 137.3 sq m

Total = 4444 sq ft / 412.7 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Lambert and Foster Ltd. REF: 1487654



VIEWINGS: Strictly by appointment with the Agent's Cranbrook office 01580 712888.

SERVICES: Mains electricity and water. Oil-fired central heating. Private septic tank drainage.

MOBILE & INTERNET: (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

TENURE: Freehold

WHAT3WORDS: ///nests.sublime.merge.

METHOD OF SALE: For sale as a whole by Private Treaty.

LOCAL AUTHORITY: maidstone.gov.uk

COUNCIL TAX: Band G

EPC: Exempt Grade II Listed

PARTICULARS, PLANS AND SCHEDULES:

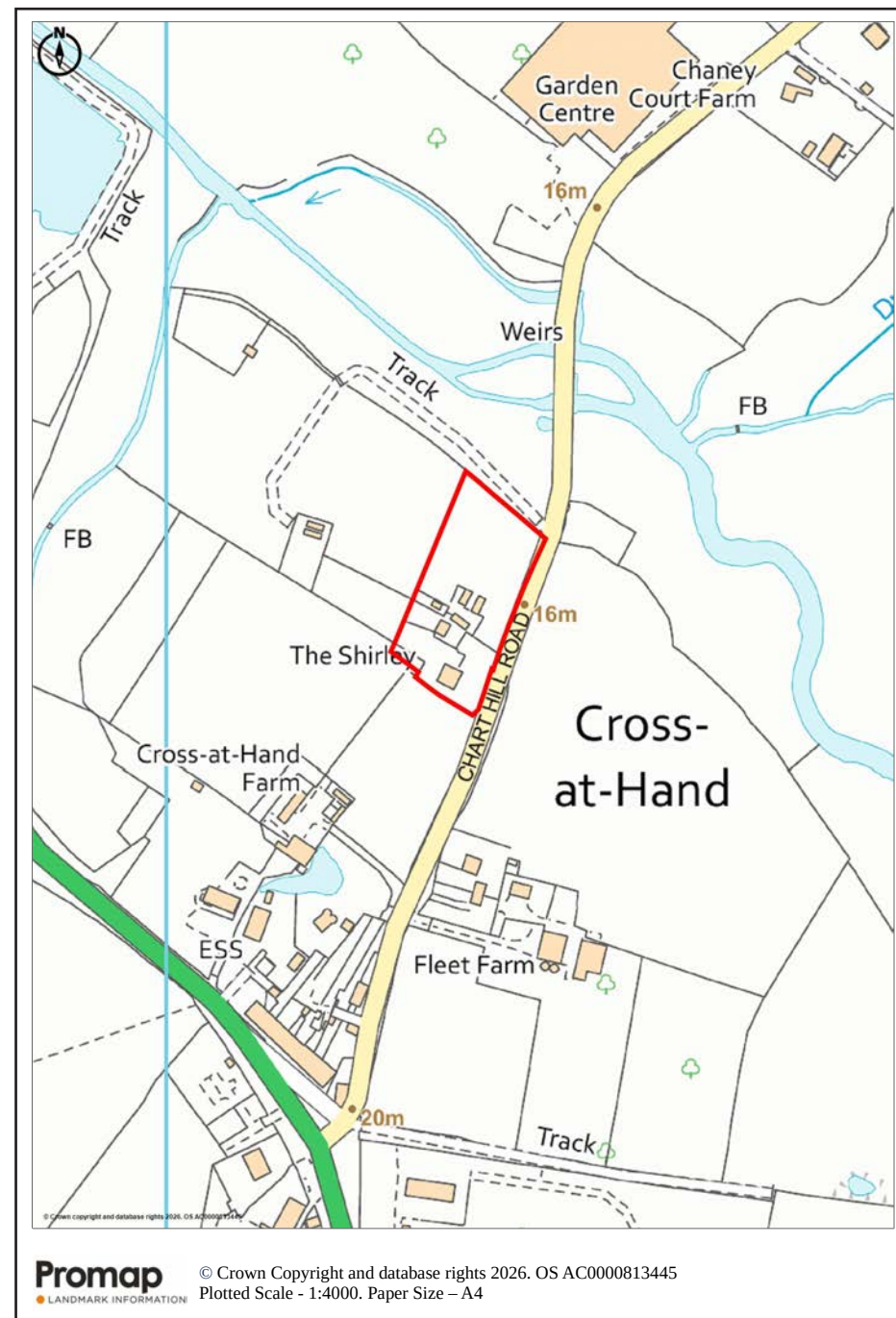
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