16 LITTLE FIELD

STAPLEHURST | KENT | TN12 0SZ

A detached modern house providing four bedroom family accommodation including a sitting room/dining room, conservatory and a separate study, complemented by both a front and established, rear, south facing garden, a twin garage and parking, all occupying a 'tucked away' corner cul-de-sac location, a level walk off the high street amenities and mainline railway station. Cranbrook school catchment area.

Guide Price £475,000

FREEHOLD

16 LITTLE FIELD

STAPLEHURST, KENT, TN12 0SZ

16 Little Field is a detached, modern house circa 2000, presenting brick elevations, set with UPVC double glazed windows, beneath a pitched tiled roof. The neatly presented accommodation is arranged over two floors and briefly comprise a entrance hall and cloakroom with doors leading off to a useful separate study with an aspect front. A sitting room/dining room with feature stone fireplace housing a coal affect gas fire, an aspect to front and double doors leading out to a UPVC double glazed conservatory, set on a dwarf brick wall with a pitched roof, fitted with power, doubled doors, overlooking the rear garden. The kitchen is fitted with a range of units and work surfaces with tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with mixer tap over, integral appliances include Lamona gas hob, oven and dishwasher, all enjoying a pleasant aspect to rear over the garden.

Arranged over the first floor galleried landing are four bedrooms including a main bedroom with built-in wardrobes, an aspect to rear and an en suite shower room, fitted with a white suite. A separate family bathroom is also fitted with a white suite including a panel bath with mixer tap and shower attachment.

Outside, a twin single brick garages are fitted with electric up and over doors, fitted with power and light with roof storage. The front garden is laid to lawn with a pathway to the front door. The rear south facing garden, complements the accommodation well, also laid to lawn with a paved patio and well-stocked borders, all enclosed by fencing with a wooden side gate.

- **Canopy Porch, entrance hall and cloakroom**
- **Sitting room/dining room with stone fireplace housing coal effect gas fire**
- **Study**
- **Fitted kitchen**
- **First floor galleried landing**
- **Four bedrooms including a main with en suite shower room**
- **Family bathroom**
- **Front and rear south facing garden**
- **Twin brick garage and parking in front**
- **Level walk of high street amenities and mainline station**

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: truckload.nooks.reporter

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band E **EPC:** C

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

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

16 Little Field, Staplehurst, Tonbridge, TN12 0SZ

Approximate Area = 1204 sq ft / 111.8 sq m
Garage = 272 sq ft / 25.2 sq m
Total = 1476 sq ft / 137 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1377228

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