

RADFORDS
ESTATE AGENTS

Village Houses



**STAPLEHURST HOUSE
OFF HIGH STREET
STAPLEHURST
KENT TN12 0AZ
OFFERS IN EXCESS OF
£1.1MILLION FREEHOLD**



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STAPLEHURST HOUSE, OFF HIGH STREET, STAPLEHURST, KENT, TN12 0AZ

A UNIQUE AND ONE-OFF OPPORTUNITY TO ACQUIRE AN IMPORTANT VILLAGE PROPERTY ON THE MARKET FOR THE FIRST TIME IN 50 YEARS.

VIEWINGS Strictly by appointment with the Agent as above.

HISTORY

Formerly part of The Old Rectory in the parish of Staplehurst. In 1788, the then Rector of Staplehurst, Harry Grove, took down most of the parsonage and built this Georgian Rectory. Upon Harry's death, St. Johns College in Cambridge, who owned the living, most unhandsomely charged his executors £1,000 in reparations because he had left a little piece of the original building standing!

The Rectory was then sold by the Church Commissioners in 1950 and split into two properties. We are offering the main portion, Staplehurst House, with a beautiful Georgian frontage overlooking parkland like grounds.

DESCRIPTION

An opportunity to purchase a beautiful family home that lends itself perfectly to formal living and entertaining. The house enjoys a lovely terraced area immediately in front of the property with steps sweeping down to the picturesque lake at the end of the grounds.

The property backs on to the local fields and countryside, and benefits from direct access via the property's kitchen garden. The house and grounds are tucked away off the main high street offering the perfect balance between private family living and feeling part of the local village as all amenities, pubs and transport links are within walking distance.

Extensive updating and refurbishment has been carried out over the years to an extremely high standard. A beautiful panelled dining room is one of the main features of the property together with the impressive main drawing room. The kitchen and breakfast room were refitted out in recent years. The property has the benefit of full gas fired central heating. Many of the original windows together with their unique shuttering systems are retained and in working order.

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 and Tunbridge Wells 16 miles, both providing a wider range of both shopping and leisure facilities. The Kent and Sussex coast is also within an hour's car journey, as well as ferry and train links to France. The property falls within the Cranbrook School catchment area as well as a number of well-established Independent Prep and Senior Schools and a good choice of state secondary schools.

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ENTRANCE VESTIBULE

Partially glazed. Quarry tiled flooring. The front porch has lapsed planning permission to create a brick larger vestibule. Front door opening to:

ENTRANCE HALLWAY

Feature coved ceiling. Radiator. Fitted carpeting.

FURTHER INTERNAL AREA OF HALLWAY

Feature coving. Fitted carpeting. Upper glazing overlooking sitting room. Door to understairs cloakroom with access to cellar number 1.

SITTING ROOM/STUDY ROOM

Triple aspect with panelled blinds with the first set of original French windows leading to paved area overlooking the grounds. Radiator. Original ducks nest style fireplace with marble surround. Two radiators. Two wall light points.

DRAWING ROOM

An impressive room. A feature of which is the original fireplace with tiled hearth and marble surround. Traditional windows with integrated original blinds. Two radiators. Fitted carpeting. Glass suspended chandelier.

DINING ROOM

Magnificently and Exquisitely fitted out with handgraved ceiling and panelled walls. Bay window and traditional windows with fitted blind system with the second set of original French windows leading to paved area overlooking the grounds. The inbuilt sideboard units are matched panelling with shelving and original leather cappings. Fine original fireplace engraved Non..nisi..dominus. Suspended glass chandelier. Two radiators. Fitted carpeting. Wall lights.

INNER REAR LOBBY AREA

Ceramic tiled flooring. Useful storage cupboard with meters.

CLOAKROOM

Ceramic tiled flooring. Half-tiled walls. Traditional hand wash basin with brass fittings. WC. Radiator.

BREAKFAST ROOM (RECENT CONSTRUCTION)

Triple aspect with double glazed windows and double-glazed door opening out onto bricked terraced area with brick walls and wrought iron gate. Uplighters. Raised light canopy set into roof area. Quarry tiled flooring. Recess spotlights.

KITCHEN

Fitted out with quality range of base and eye level units finished in cream with Shaws inset original butler sink with mixer tap. Exposed beam. Recess spotlights. Twin plate AGA and adjoining cooker. Quarry tiled floor. Integrated Bosch dishwasher.

UTILITY ROOM

Brick floor. Base and eye level units. Enamel 1½ bowl sink unit with mono tap. Built-in Zanussi electric cooker with gas hob and extractor hood. Space and plumbing for washing machine. Valliant gas-fired boiler serving domestic hot water and central heating. Radiator. Traditional clothes drier.

STAIRS LEADING TO:

WINE CELLAR

STAIRCASE

Leading to:

FIRST FLOOR LANDING

Fitted carpeting.

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BEDROOM 1

Triple aspect with original windows. Built-in wardrobes. Original ducks nest fireplace with marble surround. Wall lights.

ENSUITE

Circular shower cubicle. Shaped wash basin with mono tap. WC. Wall lights. Radiator. Half-tiled walls. Twin radiators. Door off to:

DRESSING ROOM

Fully fitted out with quality range of hanging wardrobes and dresser unit. Wall lights. Radiator.

FURTHER LANDING AREA

Fitted carpeting. Access to:

BEDROOM

Traditional windows overlooking the gardens. Traditional ducks nest fireplace with slate surround. Radiator.

BEDROOM

Triple aspect overlooking the main garden, the walled garden and the rolling fields. Range of fitted wardrobe cupboards. Two radiators. Wall lights. Fitted carpeting.

FAMILY BATHROOM

Double glazed windows to side. Spacious with walk-in shower cubicle. Shaped enamel bath with gold plated mixer tap. Shaped hand wash basin. WC. Spotlights. Fitted carpeting. Radiator. Walk in linen closet with shelving.

STAIRCASE

Fitted carpeting. Leading to:

SECOND FLOOR LANDING

Storage cupboard area.

BEDROOM

Double aspect, one window oval shaped. Radiator. Built-in wardrobe cupboards.

SHOWER ROOM

Shower cubicle. Shaped hand wash basin. WC. Radiator. Spotlights. Built-in cupboards.

BEDROOM

Double glazed window. Radiator. Fitted carpeting.

OUTSIDE

One of the features of the property are the lovely parkland like landscaped gardens. The property enjoys vehicular access through double gates opening through to car parking area with Oak twin bay open garage. An additional pedestrian access serves the property as well. The grounds are beautifully landscaped with lawns overlooking the lake with established shrubs, trees and well-maintained hedging. A feature of the garden is the split level leading down from the terrace with feature brick retaining walling with steps down. A wrought iron gate leads through to a walled kitchen garden with original outhouse and two garden sheds. From the Utility Room there is a small courtyard area which is bricked with wrought iron gate.

COUNCIL TAX

Maidstone Borough Council Tax Band TBC

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

EPC Rating: E

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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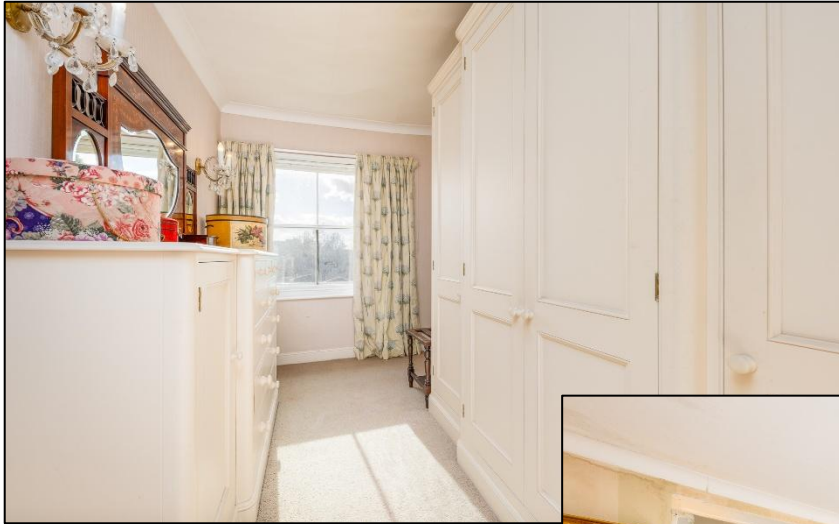
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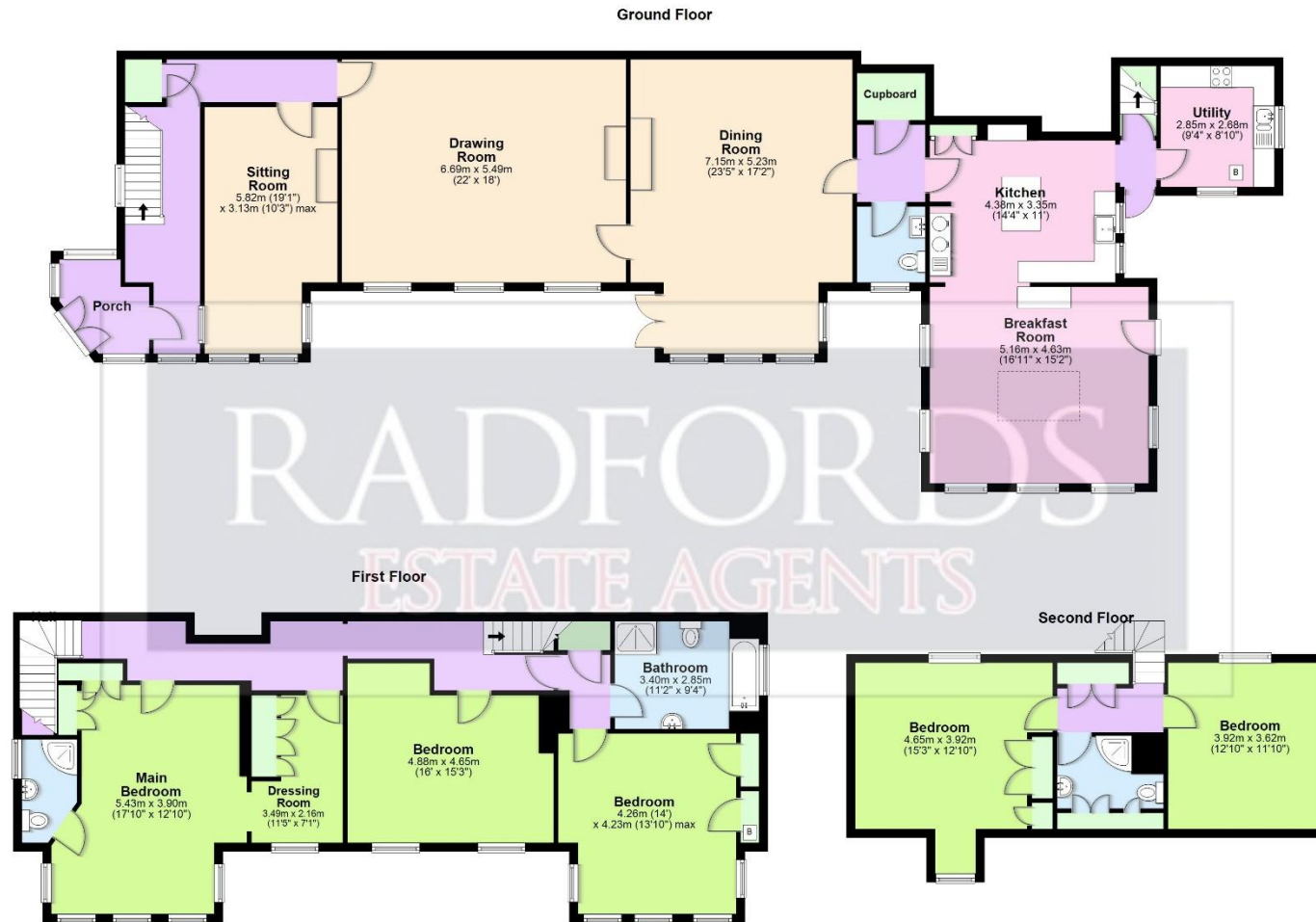


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FLOORPLANS



Total area: approx. 311.6 sq. metres (3354.3 sq. feet)

Dimensions are approx.

Plan produced using PlanUp.