



Bell Lane, Staplehurst, Tonbridge, Kent, TN12 0BA
Price £500,000

EXTENDED FOUR-BEDROOM FAMILY HOME WITH IMPRESSIVE OPEN-PLAN KITCHEN/DINER – CRANBROOK SCHOOL CATCHMENT AREA

This beautifully presented four-bedroom semi-detached home has been thoughtfully extended and improved, creating approximately 1,511 sq ft of spacious and versatile family accommodation.

The ground floor comprises an entrance porch and a generous reception room with a fitted log-burning stove. This opens into a versatile playroom, which could equally serve as a home office, snug or additional family room.

At the heart of the home is the impressive open-plan kitchen, dining and living space. The kitchen has been finished to a high standard, featuring quartz work surfaces and a central island, and flows into a substantial dining and family area. Bi-folding doors open directly onto the rear garden, creating an excellent space for everyday family life and entertaining. A useful shower room completes the ground-floor accommodation.

On the first floor are four well-proportioned bedrooms and a family bathroom. The generous principal bedroom measures approximately 14'5" x 11'.

Outside, the driveway provides ample off-road parking for several vehicles. The enclosed rear garden is predominantly laid to lawn and includes a paved terrace, ideal for outdoor dining and entertaining.

Staplehurst is a popular and well-served Wealden village, particularly attractive to families and commuters. Local amenities include a primary school, supermarket, Post Office, medical centre and a selection of shops and services. Staplehurst mainline railway station provides direct services to London Bridge, Cannon Street and Charing Cross.

The village is also within the Cranbrook School priority admissions area and is well placed for a number of highly regarded state and independent schools.

Call Page and Wells and book your viewing to avoid missing out



Energy Efficiency Rating

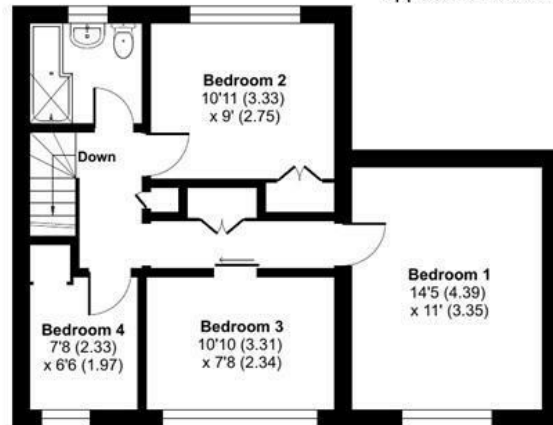
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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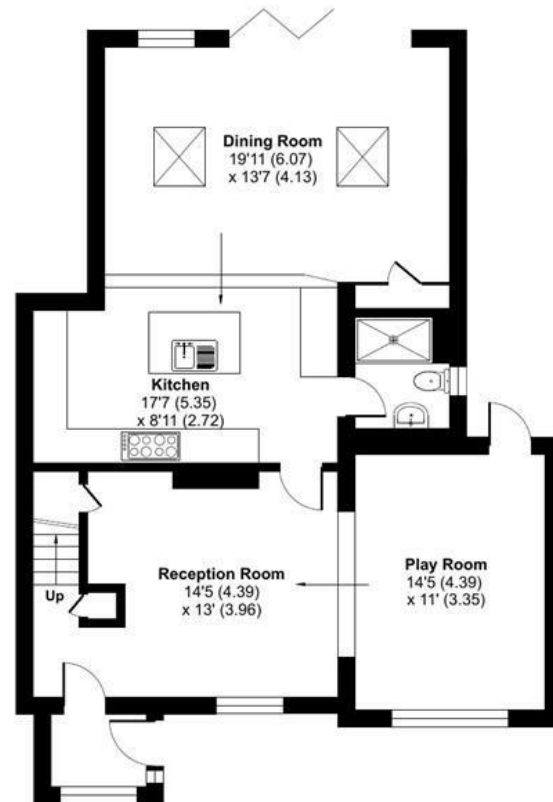
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Approximate Area = 1511 sq ft / 140.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nîcheom 2026. Produced for Flyp Homes Limited. REF: 1481399

