

# RADFORDS

ESTATE AGENTS

Village Houses



**40 GREAT THREADS  
STAPLEHURST  
KENT TN12 0FN  
PRICE £550,000-£560,000  
FREEHOLD**



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## 40 GREAT THREADS, STAPLEHURST, KENT , TN12 0FN

**AN EXCELLENT OPPORTUNITY TO ACQUIRE A BEAUTIFULLY MAINTAINED, FOUR-BEDROOM DETACHED HOME, BUILT JUST FIVE YEARS AGO AND FINISHED TO A HIGH SPECIFICATION, SITUATED WITHIN THE SOUGHT-AFTER GREAT THREADS DEVELOPMENT IN STAPLEHURST**

**ENTRANCE HALL, LIVING ROOM, CLOAKROOM, KITCHEN/DINING ROOM, BEDROOM ONE WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, GARDEN, GARAGE & EXTRA-LONG DRIVEWAY WITH ELECTRICAL CHARGING POINT, CRANBROOK SCHOOL CATCHMENT AREA**

**VIEWINGS** Strictly by appointment with the Agent as above.

**DIRECTIONS** From the centre of Staplehurst, proceed along High Street and continue onto Headcorn Road. Turn into Great Threads and follow the road through the development, where No. 40 will be found on the left-hand side by the second pond.

**DESCRIPTION** Built in 2021 and still within its 10-year NHBC warranty ( with 5 years remaining); this detached family home has been exceptionally well maintained and remains in immaculate condition throughout. Finished to a high specification, the property benefits from an extra-long driveway with an electric vehicle charging point, Amtico flooring throughout the ground floor, and a premium fitted kitchen featuring integrated double ovens, a fridge-freezer, and a dishwasher. The principal bedroom and bedroom two are further enhanced by high-quality fitted wardrobes. The property enjoys a pleasant position within the development, positioned in a small cul-de-sac with only 3 other properties in the lane, overlooking an attractive pond and landscaped green. An internal viewing is highly recommended to fully appreciate the quality and condition of this outstanding home.

The property is set on the outskirts of 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 away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.



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*The property comprises:*

## **ENTRANCE HALL**

Antico flooring. Radiator to side. Understairs storage cupboard. Carpeted stairs leading to landing.

## **LIVING ROOM**

Fitted carpeting. Bay window to front with curtains. Radiator to front. TV and Media storage unit.

## **CLOAKROOM**

Tiled flooring. Frosted window to front. Radiator to side. WC. Hand wash basin.

## **KITCHEN/DINING ROOM**

Antico flooring. Spotlights. Double door to rear garden with curtains. Cupboard to side concealing washing machine and tumble drier. Range of high-quality base and eye-level units with integrated appliances such as double oven, good quality fridge freezer, dishwasher, and gas hob. Under lights. Space for dining table.

## **LANDING**

Fitted carpeting. Access to loft. Window to side. Radiator to side.

## **BEDROOM ONE**

Fitted carpeting. Bay window to front with blinds. Fitted wardrobes. Radiator to front.

## **ENSUITE**

Tiled flooring. Frosted window to side with blinds. Chrome heated towel rail. Walk-in shower. WC. Hand wash basin. Spotlights.

## **BEDROOM TWO**

Fitted carpeting. Window to rear with curtains. Radiator to rear. Fitted wardrobes.

## **BEDROOM THREE**

Fitted carpeting. Window to rear with blinds. Radiator to rear.

## **BEDROOM FOUR**

Fitted carpeting. Window to front with blinds. Radiator to front.

## **BATHROOM**

Tiled flooring. Frosted window to side. Bathtub with shower head attachment. WC. Hand wash basin. Spotlights.

## **OUTSIDE**

The property is located within the Great Threads estate and enjoys attractive views over a pond. Positioned in a small cul-de-sac, it overlooks the pond and shares the road with only three neighbouring properties, offering a peaceful and private setting.

To the front, the property overlooks an attractive pond and benefits from an extra-long driveway, complete with an electric vehicle charging point. The driveway leads to a garage with up-and-over door and boarded loft with power, while a side gate provides convenient access to the rear garden.

The rear garden has been attractively landscaped, featuring a central lawn bordered by well-stocked flower and shrub beds. The rear garden enjoys the added benefit of an external power socket and external tap. A generous paved patio adjoins the main part of the patio to the rear and the main area currently accommodates the hot tub and main seating area, making it ideal for outdoor entertaining. Whilst a wooden gate offers

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side access towards the garage and driveway at the near end of the garden, a paved stone pathway meanders through the garden to a charming seating area at the far end. The garden is fully enclosed by fencing, creating a pleasant and private outdoor space.



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## COUNCIL TAX

Maidstone Borough Council Tax Band F

## ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

EPC Rating: B

## 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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## FLOORPLANS

**Ground Floor**  
Approx. 584.4 sq. ft



**First Floor**  
Approx. 582.9 sq. ft

