



'Our Focus Determines Your Reality'



Lovehurst Lane  
Staplehurst  
Kent  
TN12 0EY



Entrance Hall \* Sitting Room \* Dining Room \* Garden Room  
Kitchen/Breakfast Room \* Cloakroom

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Four Double Aspect Double Bedrooms  
Family Bath/Shower Room

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Enclosed Garden with BBQ Terrace \* Extensive Garaging  
Off Road Parking



## DETACHED PERIOD HOME IN RURAL SETTING

Believed to date from the late 19th century, this generously proportioned detached period home is located in an enviable rural position. The cottage exhibits character features from fireplaces to exposed beams and sits in a delightful garden.

The accommodation consists of an entrance hall, a triple aspect sitting room with fireplace and double doors to outside, a double aspect dining room with window shutters, a kitchen/breakfast room with Aga, leading to a garden room and a cloakroom on the ground floor.

On the first floor there are four double aspect double bedrooms, one exhibits exposed beams and a vaulted ceiling, whilst another has a wrought iron fireplace, the floor is completed with a family bath/shower room.

The attractive grounds extend to approximately 0.25 acres with an attractive lawned garden with flower and shrub beds to the front and an enclosed garden to the rear which is again laid to lawn with mature flower and shrub beds and a BBQ terrace with pizza oven. There is extensive garaging which could, subject to the necessary permissions, be converted to provide ancillary accommodation. A driveway provides off road parking.



## STAPLEHURST

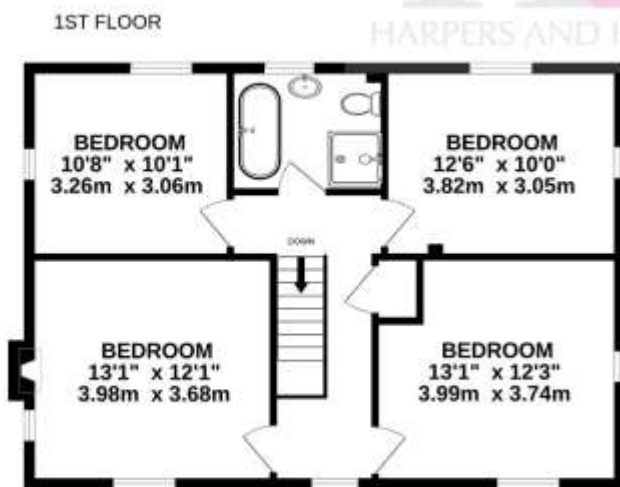
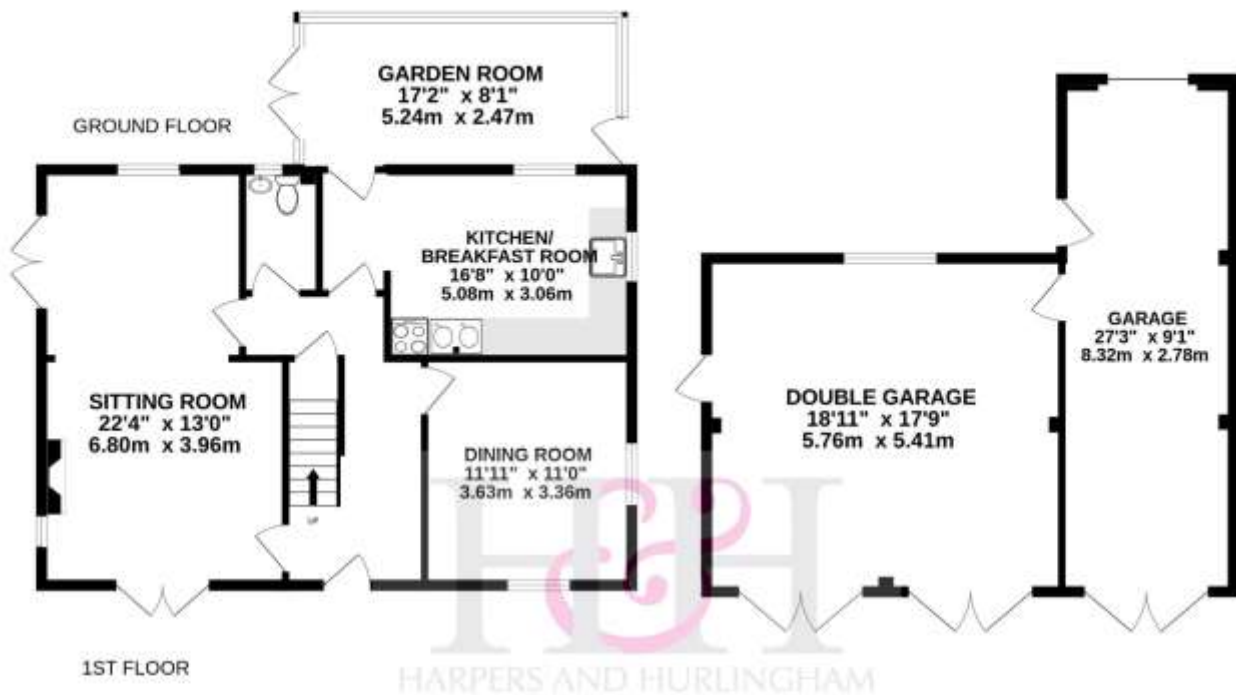
The Wealden village of Staplehurst offers excellent amenities including medical centre, post office, supermarket, butcher, chemist, library, a number of eateries, Kin Coffee, and a primary school.

## SCHOOLS AND CONNECTIONS

This is a perfect location for schools, in catchment for Cranbrook Grammar, with bus links to Maidstone Grammars and train links to Tonbridge Schools. In addition, there are many excellent independent schools close by including Dulwich School, St Ronan's and Sutton Valence Prep and Senior Schools.

There is a mainline station with links to London and Ashford International. Road links are close by M20 (Ashford and Dover), M2 (Bluewater and A21 (Battle, Hastings, Rye, and Tunbridge Wells).





TOTAL APPROXIMATE INTERNAL FLOOR AREA - HOUSE 1,677SQ.FT. (155.8SQ.M.)  
 - GARAGE 567SQ.FT. (52.6SQ.M.)  
 (no guarantee is given to the square footage of the property - the figure shown is for initial guidance)  
 (not to scale - for layout purposes only)  
 (please note that the fixtures and fittings are not necessarily included in the sale)  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SERVICES

Mains electricity and water. Oil fired central heating. Klargestor Bio Disc system with Environment Agency consent to discharge.

Maidstone Borough Council - Council Tax Band G

EPC Rating: E – full details available on request.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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