RADFORDS
ESTATE AGENTS

Village Houses

PORTNALL
STATION ROAD
STAPLEHURST
KENT TN12 0QG
PRICE £599,950 FREEHOLD

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PORTNALL, STATION ROAD, STAPLEHURST, KENT, TN12 0QG

AN EXCEPTIONAL AND SPACIOUS TRADITIONAL SEMI-DETACHED PROPERTY SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

SPACIOUS HALL, LIVING ROOM, DINING ROOM, CLOAKROOM, KITCHEN, UTILITY ROOM, LANDING, BEDROOM WITH ENSUITE AND DRESSING ROOM, THREE FURTHER BEDROOMS, FAMILY BATHROOM, LARGE GARDENS, FRONT AND REAR VEHICULAR ACCESS AND GARAGE

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst proceed to the main traffic lights, continue into Station Road and Portnall will be found a short way along on the right-hand side with our For Sale board outside.

DESCRIPTION

Built in 1907 as part of the Lord Cornwallis Estate at Linton, the property and its adjoining other half were originally built for the chauffer and the maids accordingly. Of special interest are the solar panels (5k) which are paid for and a storage battery of (10k) making this a cheap to run property. Further features include gas-fired central heating and replacement windows. The garden is interestingly laid out in sections leading to the rear with rear access and garage area. The property is well-presented and we would recommend an internal inspection.

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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HALL
Approached through front door. Window to front. Radiator. Quarry tiled flooring. Under stairs cupboard.

CLOAKROOM
Window to side. WC. Hand wash basin. Radiator. Tiled flooring.

LIVING ROOM
Bay window to front. Natural herringbone wood stripped flooring. Traditional Edwardian style fireplace. Radiator. Shelving.

DINING ROOM
Window to rear. Radiator. Wood laminate flooring. Door off to:

UTILITY ROOM
Window to rear. Radiator. Space and plumbing for washing machine and dishwasher. Tiled flooring. Gas-fired boiler serving domestic hot water and central heating.

KITCHEN
Two windows to side and door opening onto garden. Tiled flooring. Base and eye level units with traditional style butler sink and worktop. Plumbing for dishwasher. Fitted range with gas hobs and extractor hood over. Space for fridge freezer. Fitted spotlights.

STAIRCASE
Window to side. Fitted carpeting. Leading to:

LANDING
Window to side. Fitted carpeting.

BEDROOM 2
Window to front. Radiator. Fitted carpeting. Traditional original Victorian ducks nest fireplace.

BEDROOM 3
Window to rear. Radiator. Fitted carpeting.

BEDROOM 4
Window to front. Radiator. Fitted carpeting.

FAMILY BATHROOM
Window to side and rear. Traditional shaped bath with handheld shower attachment. Independent shower cubicle. WC. Hand wash basin. Laminate flooring. Radiator.

STAIRCASE
Leading to second floor. Window overlooking garden.

BEDROOM 1
Attractively finished with Velux windows. Radiator. Extending to dressing area with radiator.

WET ROOM
Window to rear. WC. Hand wash basin. Tiled walls. Chrome heated towel rail. Shower. Underfloor heating.

OUTSIDE
The property enjoys a front garden with parking for three cars approached through wrought iron gate. Traditional shrubs. Side access/service area leading to rear garden. Paved terraced area with nearby greenhouse. Neatly maintained with established shrubs, bushes and lawn with feature stepping stone pathway through garden. An interesting feature is the water feature. Overall the garden is set out into sections with area of vegetable and fruit garden leading down to substantial garage building with open area, fenced and gated.

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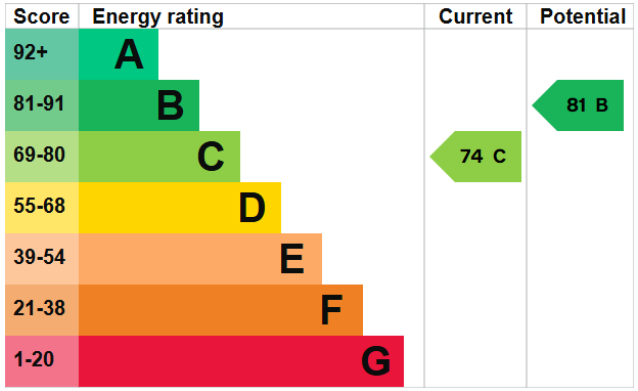
INTERNET SPEEDS
Upload – 934 Mbps
Download – 928 Mbps

COUNCIL TAX
Maidstone Borough Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE



EPC Rating:

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

Total area: approx. 160.6 sq. metres (1728.6 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only
Floor area does not include Garage/Workshop/Store
Plan produced using PlanUp.

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